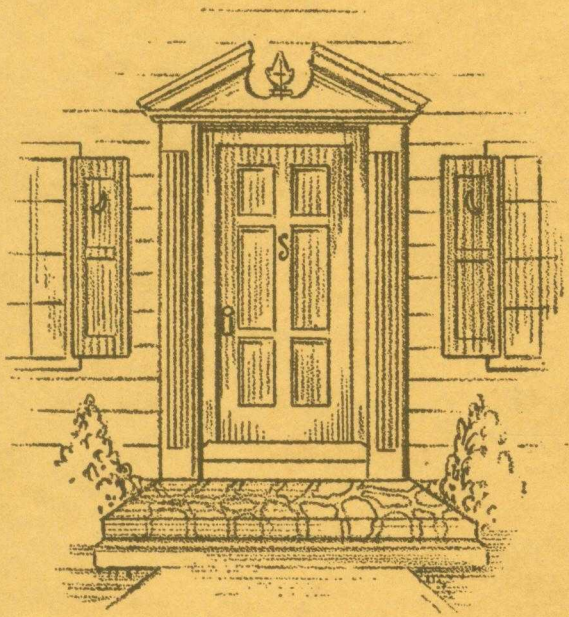
DIAMOND



MODEL HOMES

. . . advanced designs of moderate cost

THE DIAMOND MATCH CO.

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FOREWORD

IN THIS BOOK we are featuring a variety of inexpensive home designs with accompanying floor plan arrangements. It is our desire to be of every service possible to the small home builders that their homes may be modern and reflect details and conveniences featured in larger homes.

People of today demand individuality and why not? You do not invest your money in other things that you expect to last and serve you for an indefinite length of time without giving it the most careful consideration and make sure that you are to receive full value for your money.

Home Builders must decide definitely in advance just what kind of a home they are to build and the grades and kind of materials to be used, then have it built from completely developed, carefully detailed plans.

Yes, there is a difference in price between various grades of material and fixtures but that difference is reflected in the completed home and the satisfaction you receive. After all, you cannot expect more than you pay for, and the most valuable information we can offer is "Build up to Standard, not down to a Price." A few dollars added to the original cost in assuring durability is quickly offset through additional investments later in repairs.

The designs in this book were selected with great care and are worthy of your most careful consideration.

To determine approximate construction cost, multiply your local square foot building cost by (Sq. Ft.) shown in connection with each plan.

Example: If some recently constructed home in your city of a type similar to the plan you like best in this book, has a frontage of 30 ft. and depth of 40 ft., 30 x 40 equals 1200 sq. ft.; then if the completed cost of building the home was $3600, this divided by the 1200 sq. ft. would show the cost to be $3.00 per sq. ft.

CLEVELAND PUBLIC LIBRARY

Build Your Home the Modern Way

With Fully Developed, Carefully Detailed Building Plans . . . .

PRACTICAL building plans represent the best investment you can make, saving you many times their cost in time, labor and mistakes.

It costs as much to build ordinary houses as it does real homes that have been developed by competent experts. In carefully planned homes the working details show and tell contractors what to do and how to do it, that you, as a home builder may receive maximum home value for the money you invest.

Realizing this, it is foolish to invest your money in labor and materials, or even contemplate starting construction work until you have decided definitely in advance what you want, what to use and how you are to have it built.

By procuring detailed plans and specifications for your contractor to build from you will be telling him exactly what you want and how to construct every department of the home in detail; this will eliminate all misunderstanding and guess work construction.

Our blue print plans show all four elevations, foundation and floor plans, fully detailed, together with general specifications.

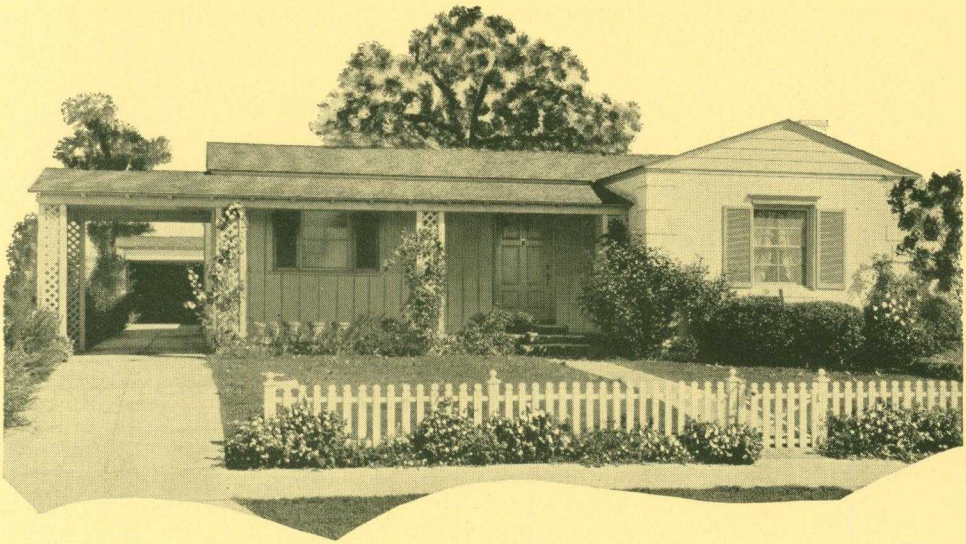
One-story home plans and specifications are furnished at $10.00 per set; duplicate sets $5.00 each. Duplicates must be ordered with the originals. If extra sets of specifications are desired, these will be furnished at $1.00 per set.

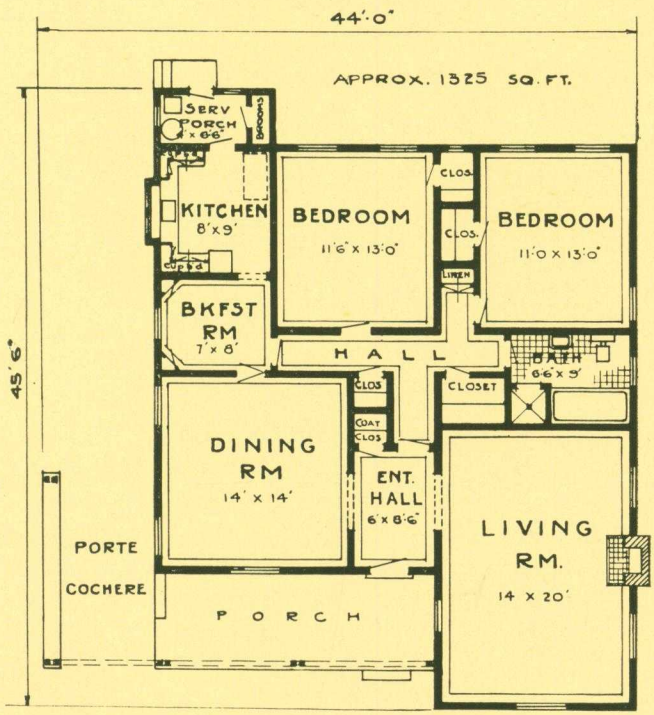
Our planning department is under the direct supervision of Mr. Wm. E. Chadwick, Registered Structural Engineer, and is fully equipped to execute any special work for you. From the description you furnish we prepare sketches, these are then submitted for your correction and from the O. K'd sketches complete detailed plans will be devloped. A charge of $10.00 is made for sketches and the cost of developing the detailed plans will be quoted when submitting sketch designs.

●

E. M. Dernier Service Bureau

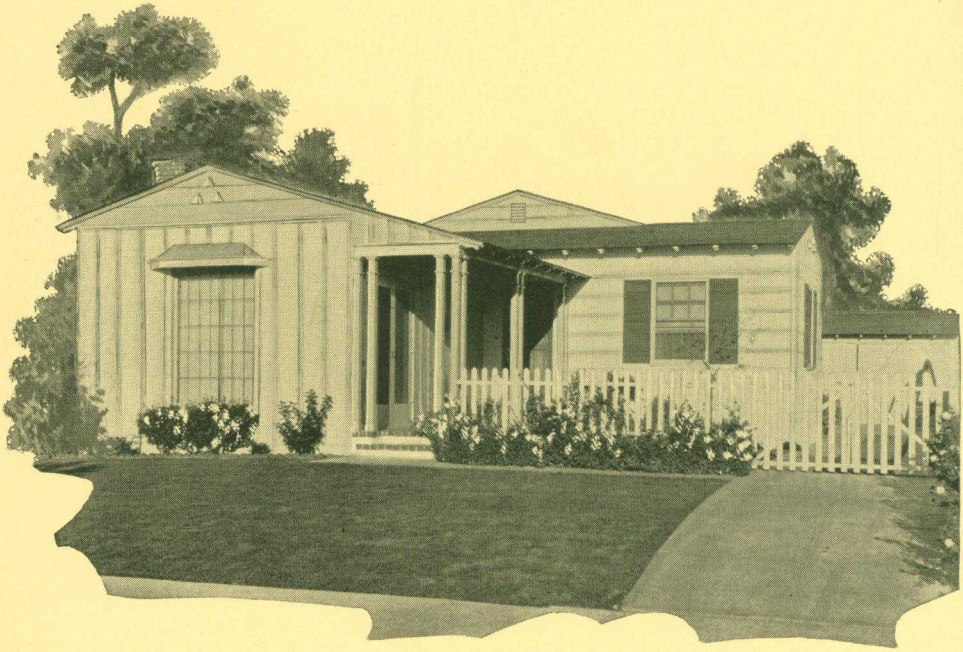
3443 Fourth Avenue — Los Angeles, California

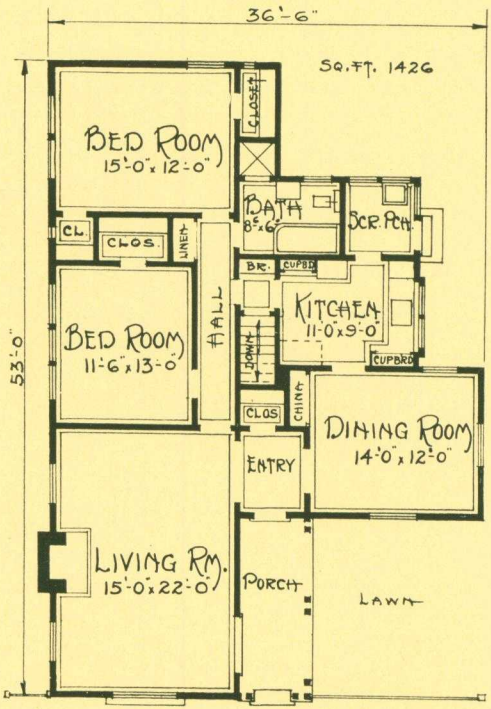




·FLOOR · PLAN · NO.- 2847

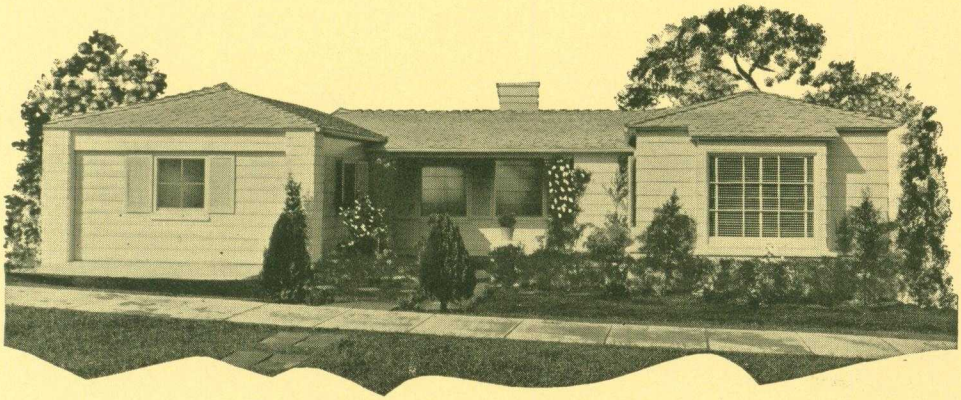
This early California home is appealing because of its exterior charm and conveniently arranged interior.

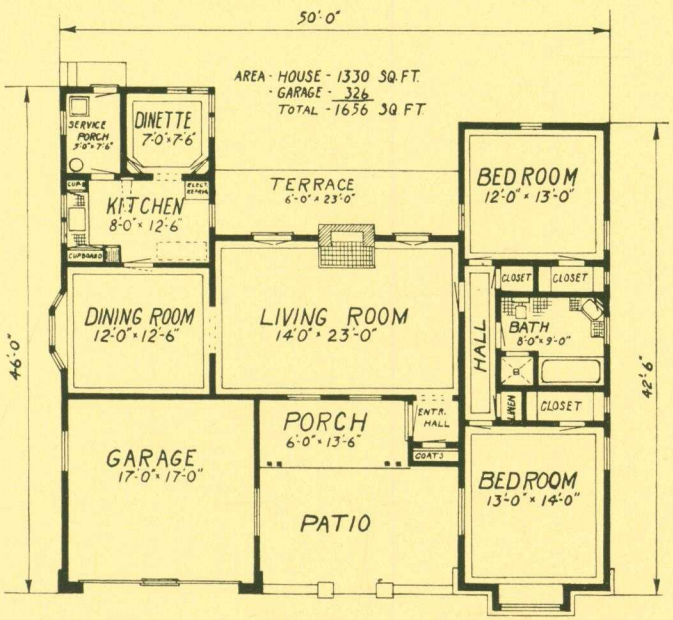




FLOOR PLAN NO. 2849

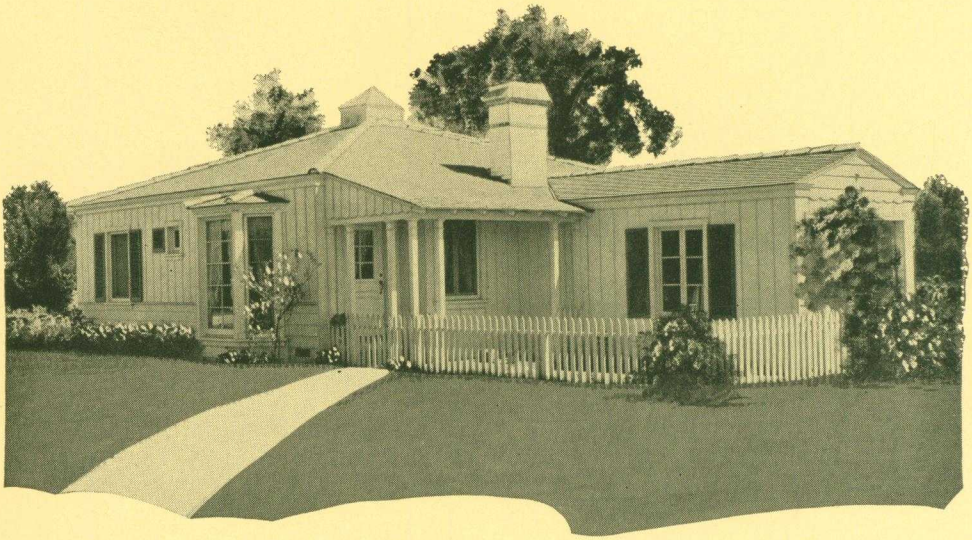
Make your home represent the best in quality, comfort and convenience.

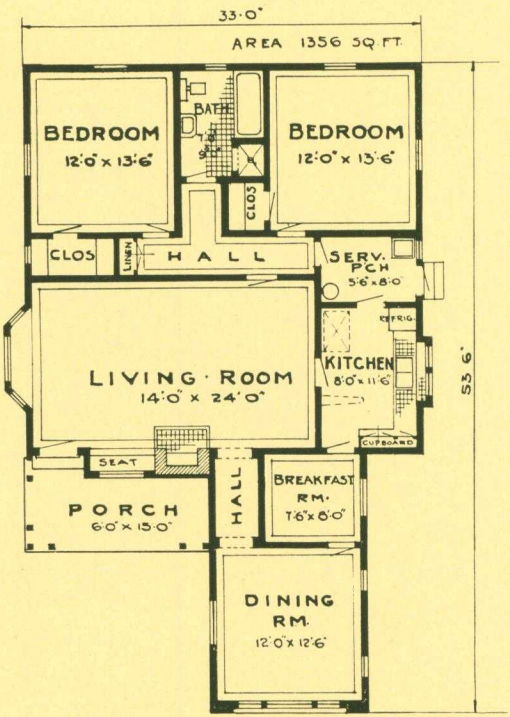




FLOOR · PLAN · NO. 2855

There is an air of dignity about this home that lends appeal. The large, well-lighted living room opening onto terrace is most inviting.

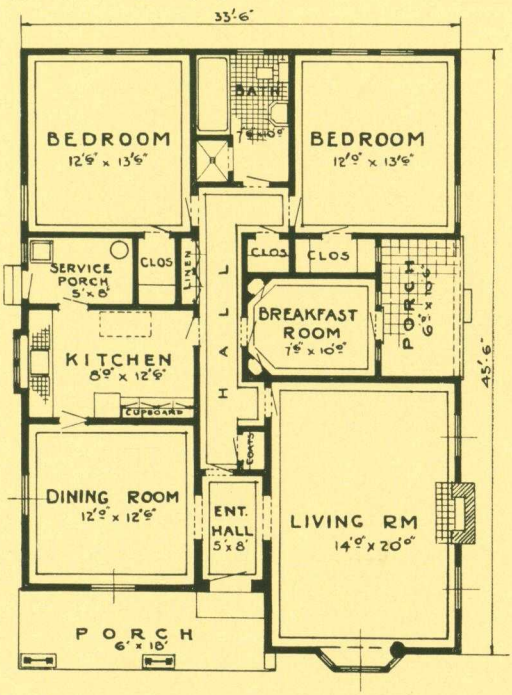




·FLOOR · PLAN · NO. 2815·

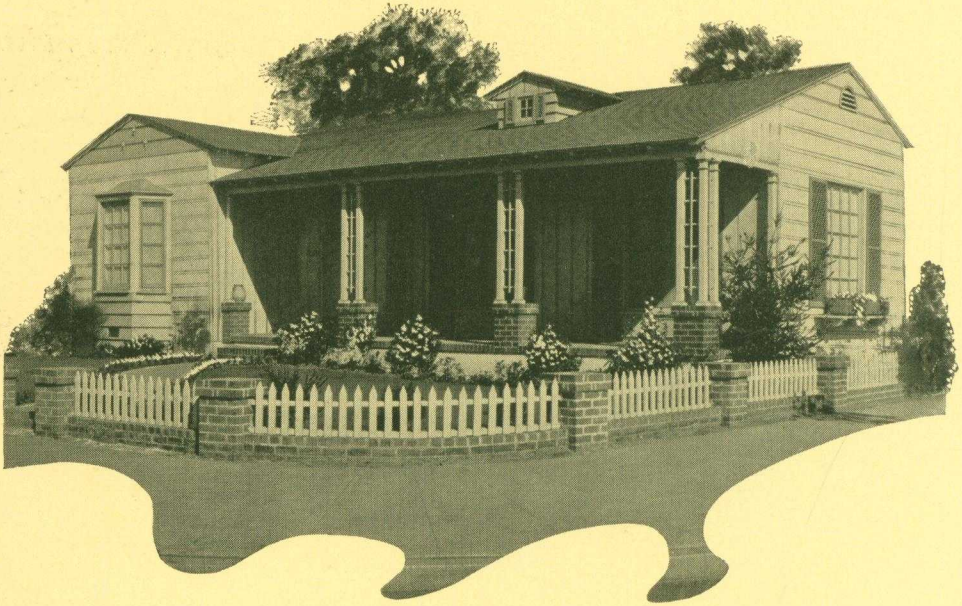
Unique arrangement in both exterior and interior gives this home personality.

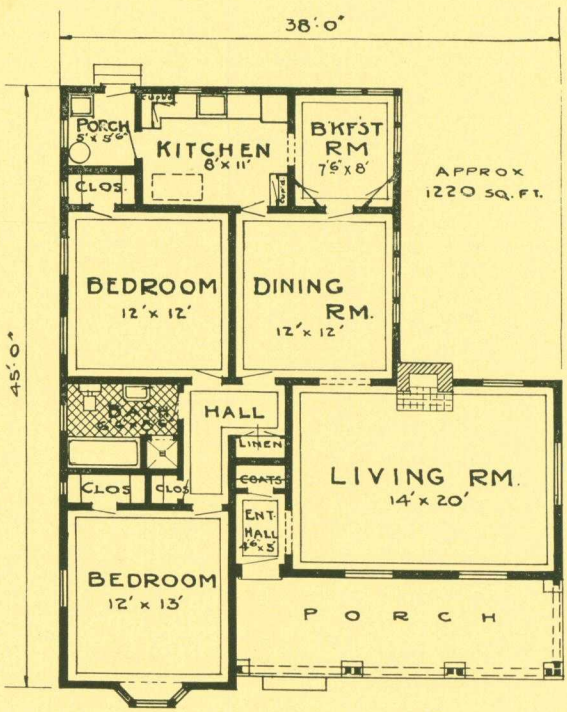
APPROX 1380 SQ. FT.



·FLOOR · PLAN · NO.· 2830·

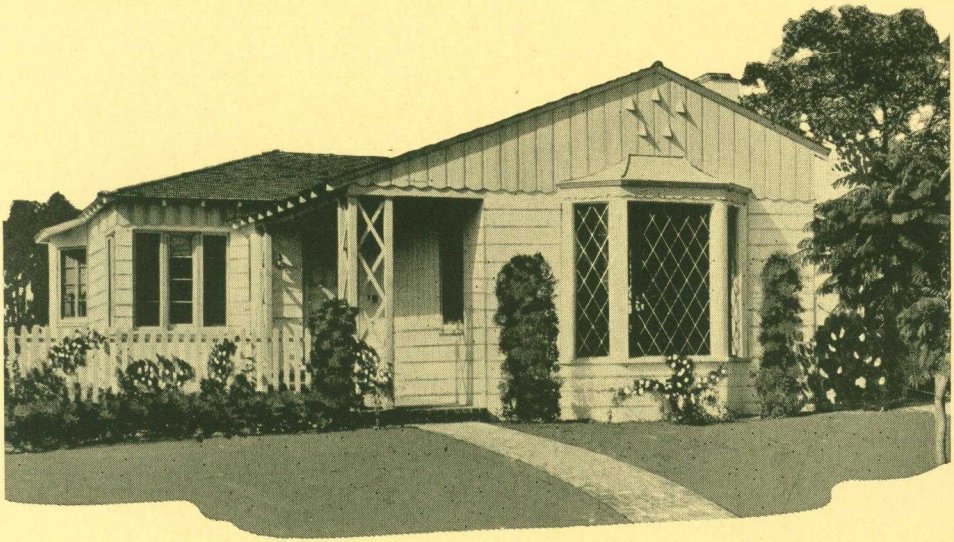
A home that commands your consideration—charming and well-balanced with all modern conveniences incorporated.

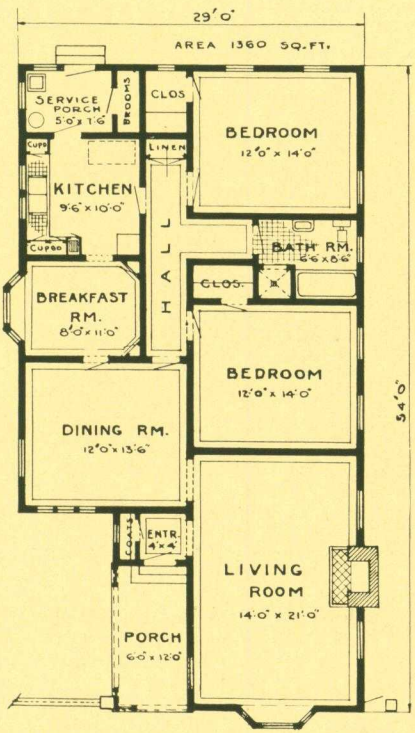




· FLOOR · PLAN · NO. 2809 ·

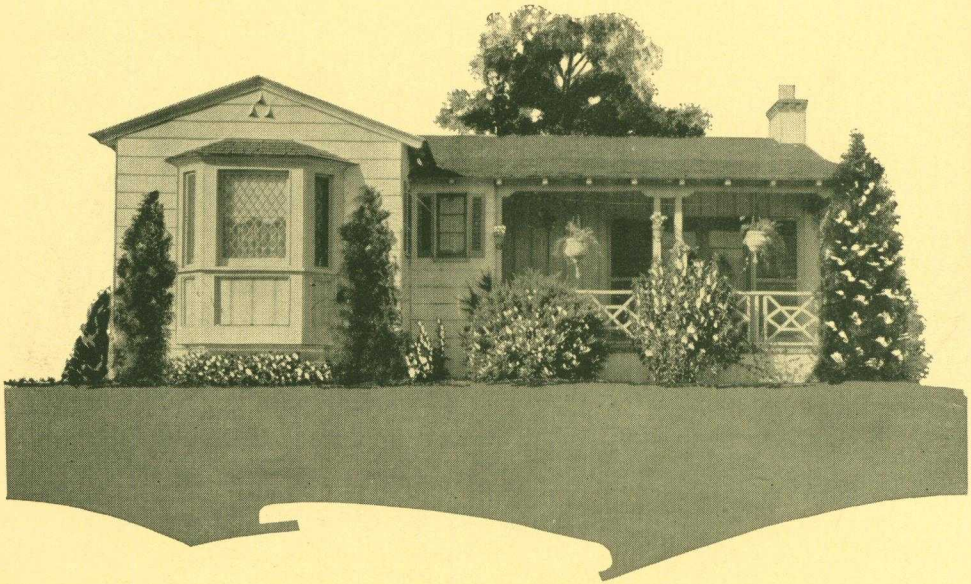
The more distinctive and convenient you build your home the greater will be its appeal. This one is worthy of consideration.

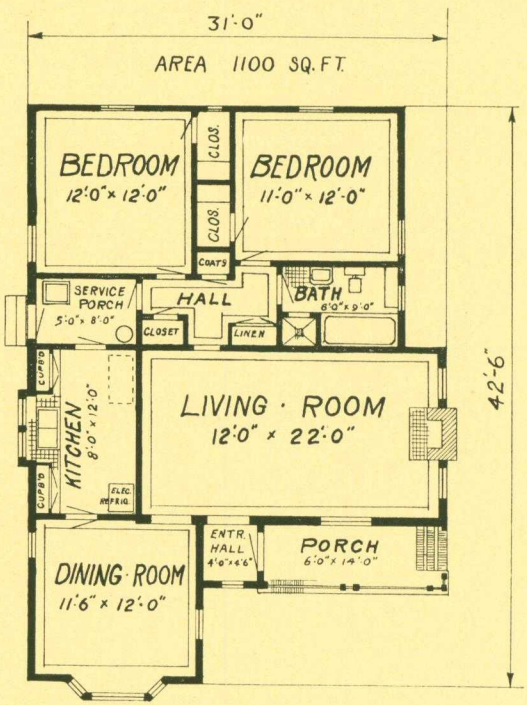




FLOOR PLAN NO. 2833

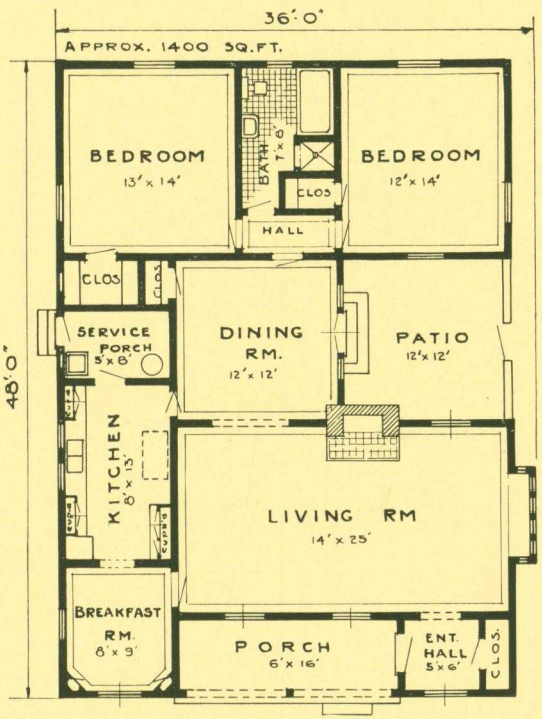
An ideal home for a narrow lot. The exterior lends a cosy intimacy that invites one to enter and the arrangement of rooms is compact and most convenient.





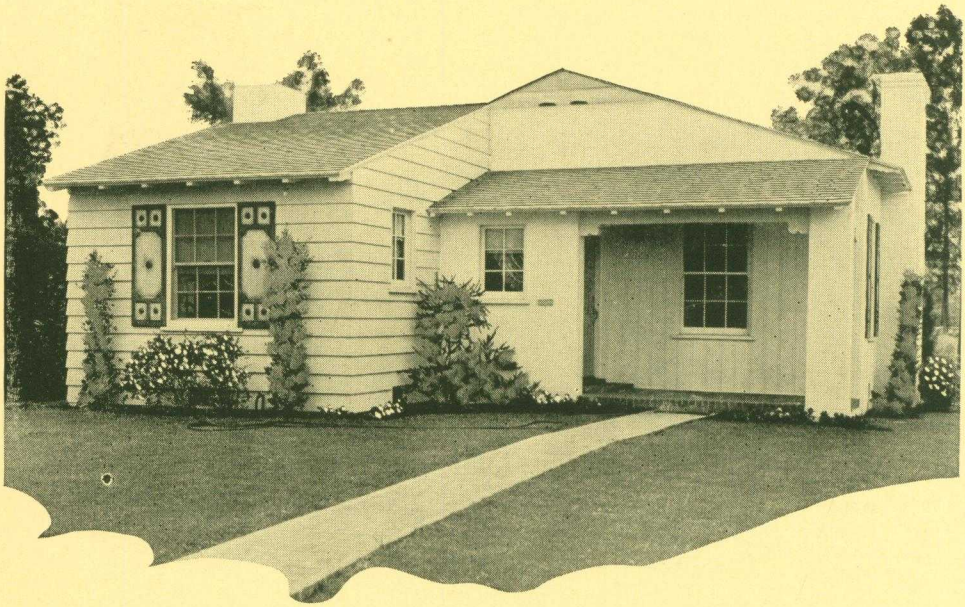
FLOOR · PLAN NO. 2837

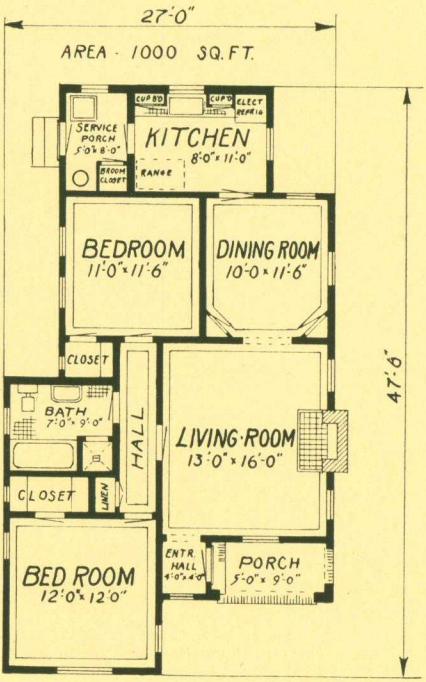
Simple in design yet very effective and a study of the interior will show careful planning.



· FLOOR · PLAN · NO. 2846

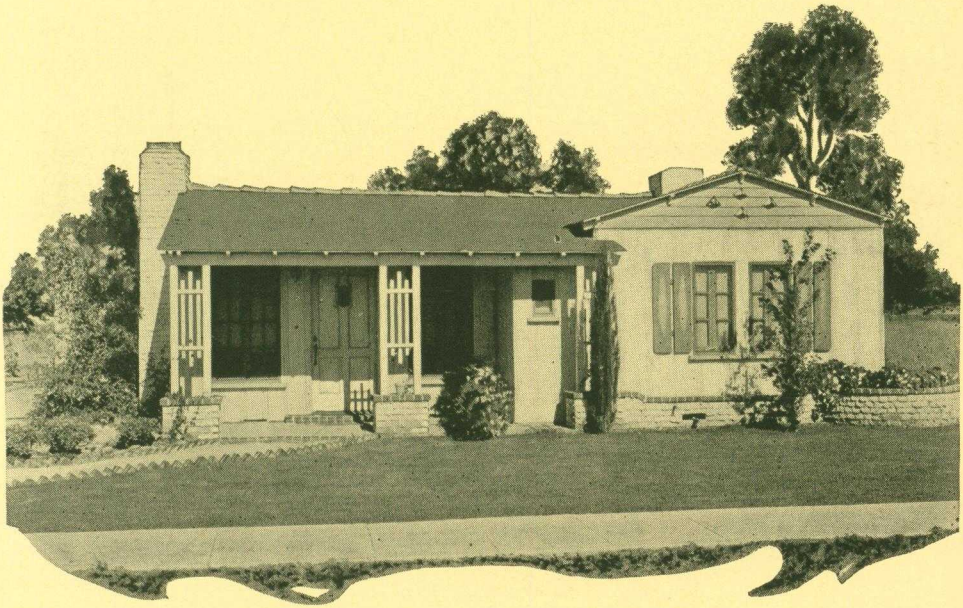
Your home investment whether large or small, should receive most careful consideration. This one offers conveniences of the modern day demands.

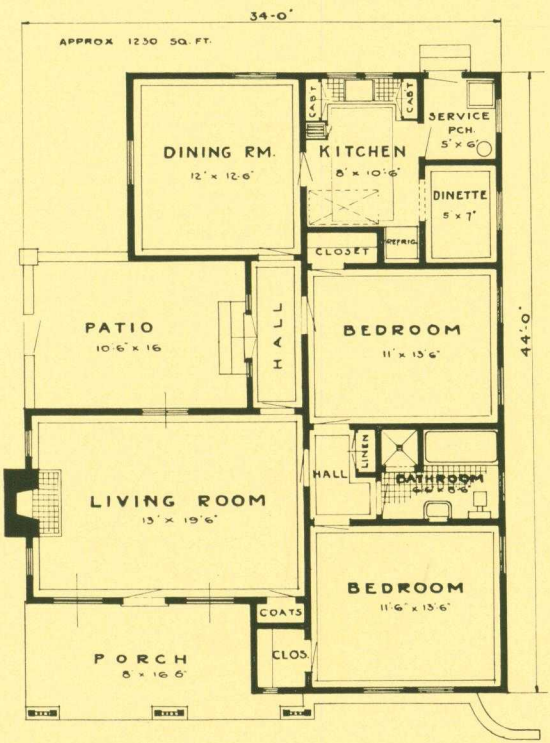




FLOOR PLAN NO. 2852

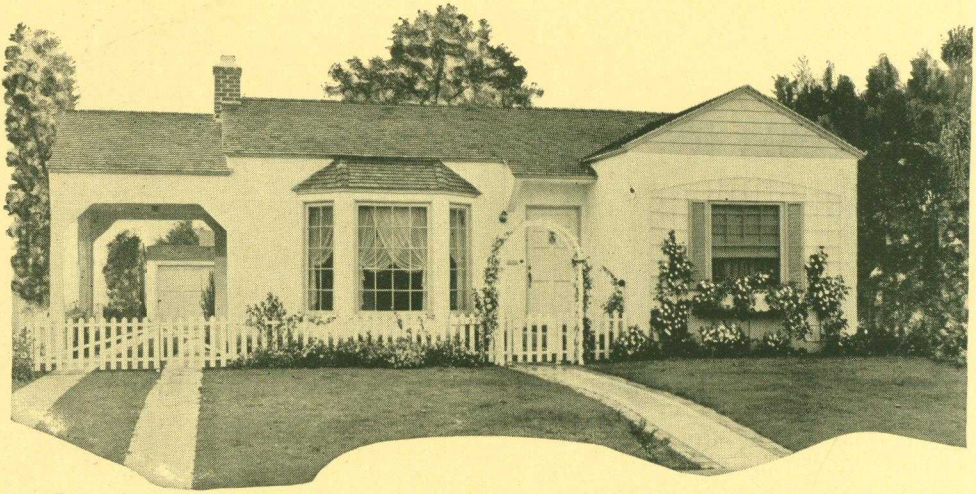
This little home was designed for a narrow lot—very different, with a coziness that is very inviting.

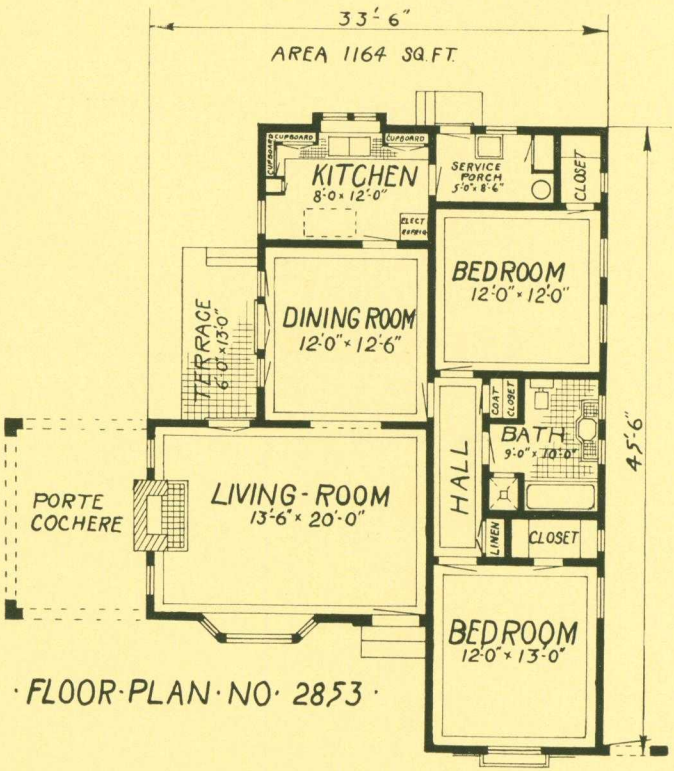




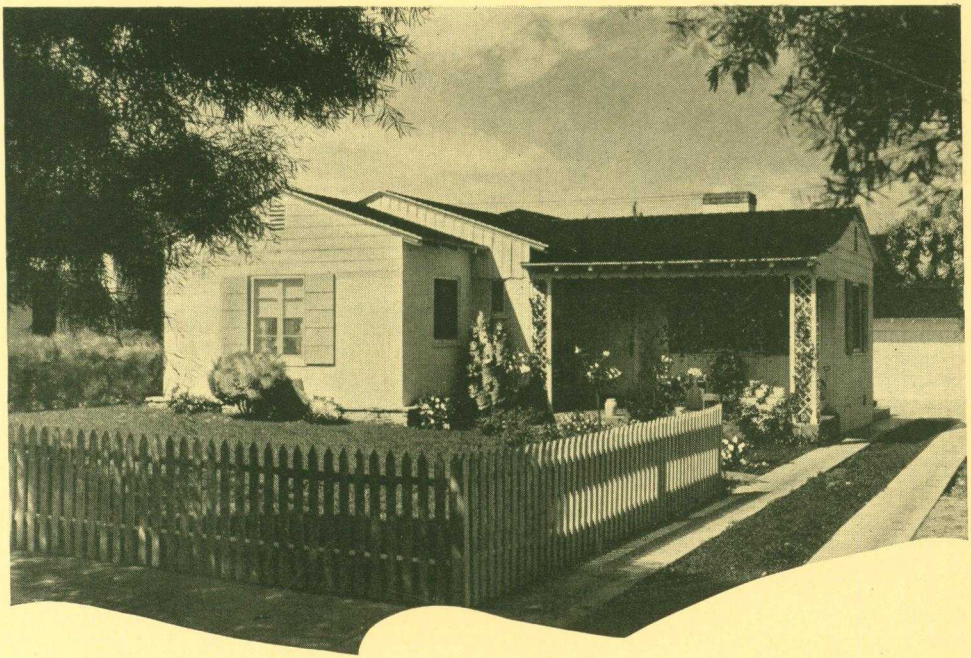
· FLOOR · PLAN · NO. · 2825 ·

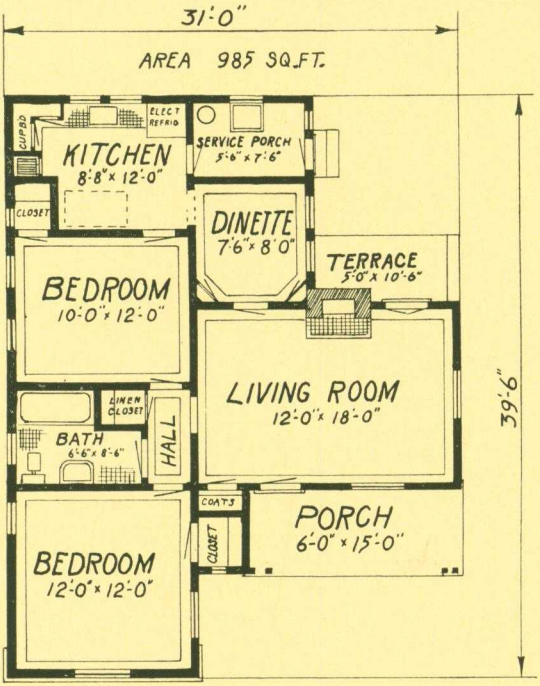
Charm characterizes this early California home. The ideal hall connecting three rooms with patio calls for special mention.





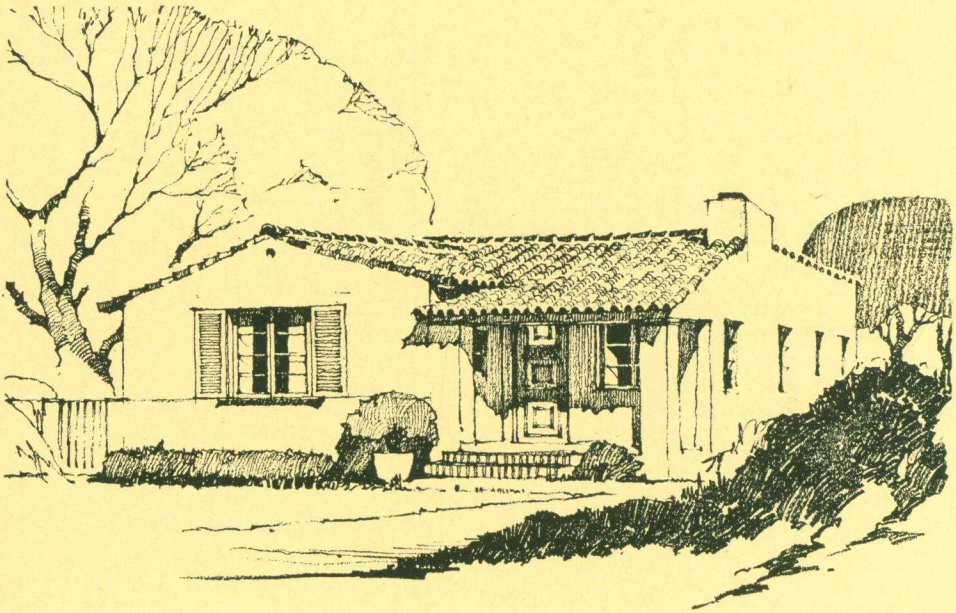
One of the latest ideas in home planning. The natural grain of the wood in the finish of living room and dining room, radiates hospitality.

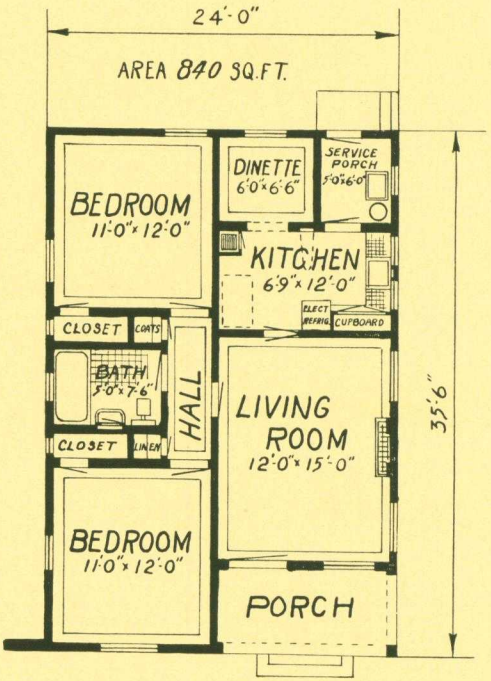




FLOOR PLAN NO. 2851

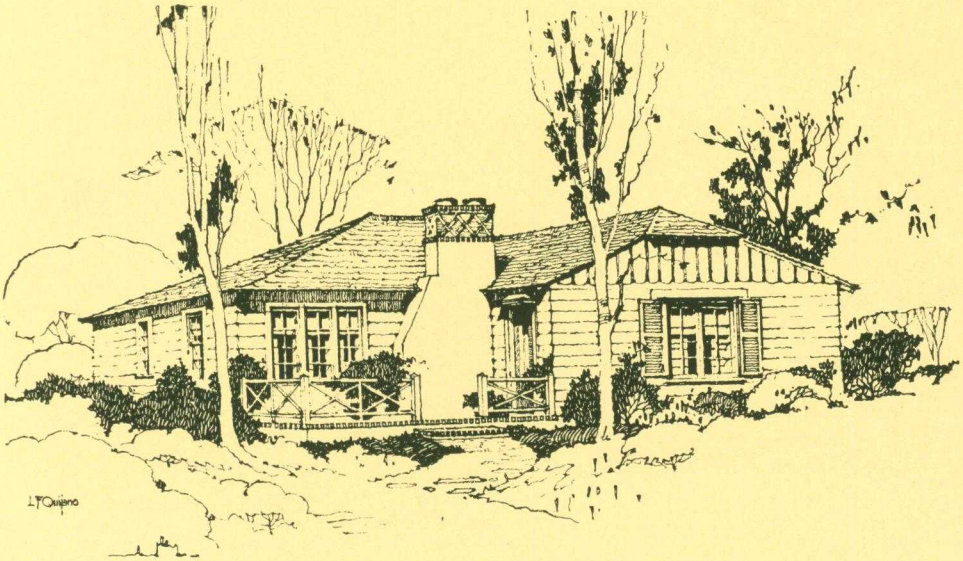
This little home gives a warm friendly appeal. The arrangement of living room and dinette looking onto side terrace lends a homey atmosphere.

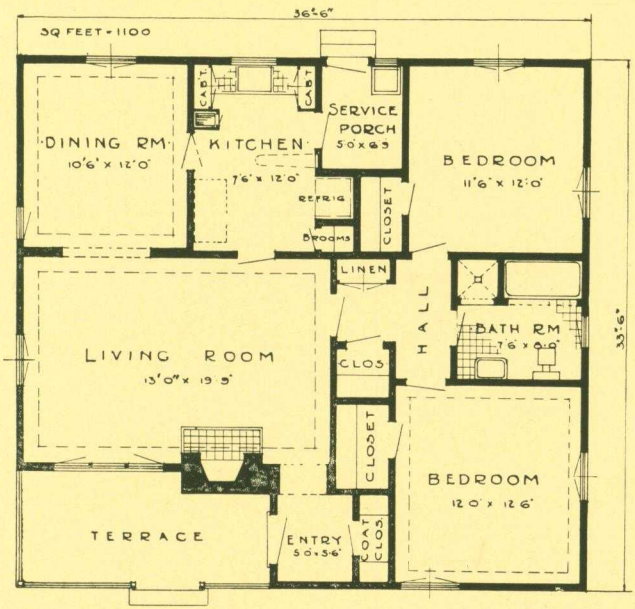




FLOOR PLAN NO. 1435

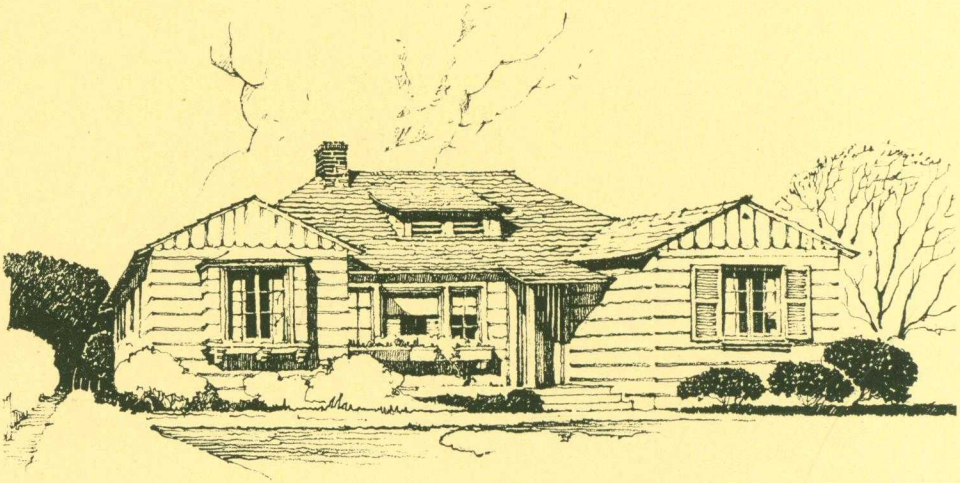
Nothing can give you a more substantial, satisfied feeling than becoming a home owner. Make your home dream become a reality.

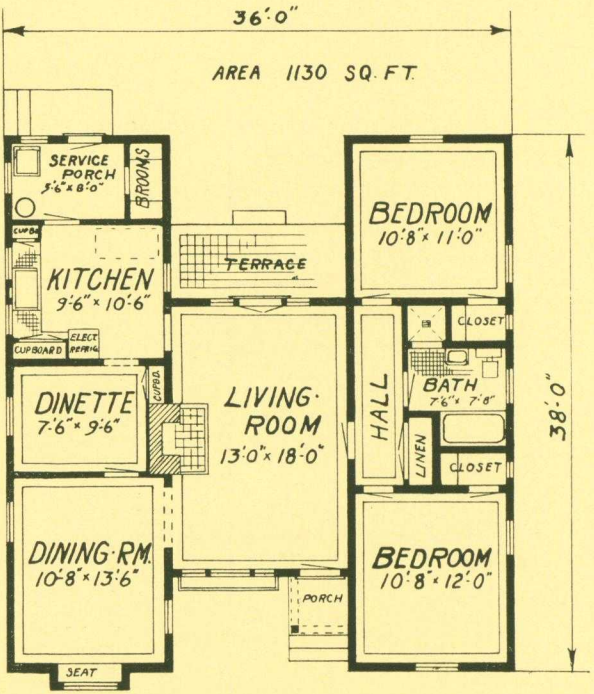




FLOOR PLAN - No 1420

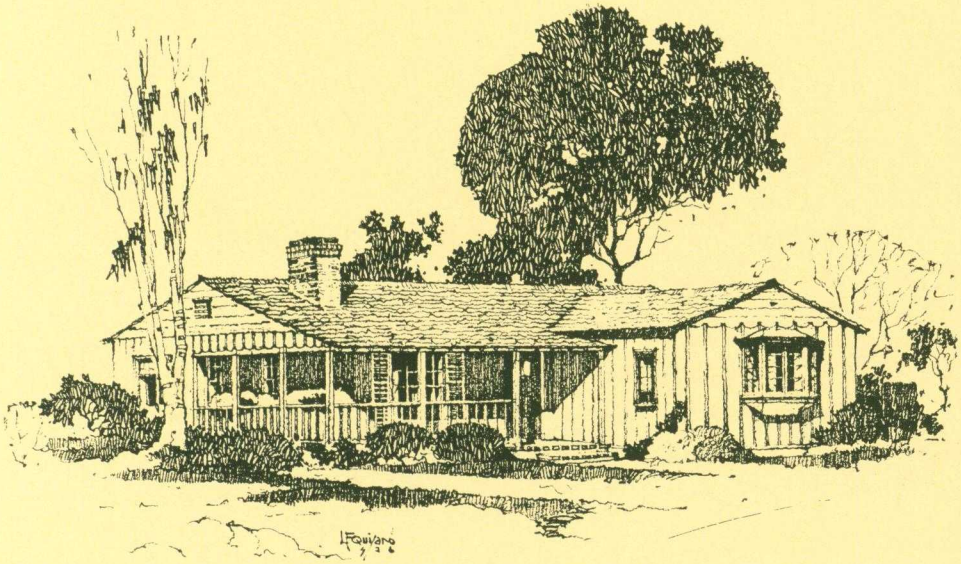
A most harmonious result has been achieved in the planning of this home with its five conveniently arranged rooms featuring modern built-ins.

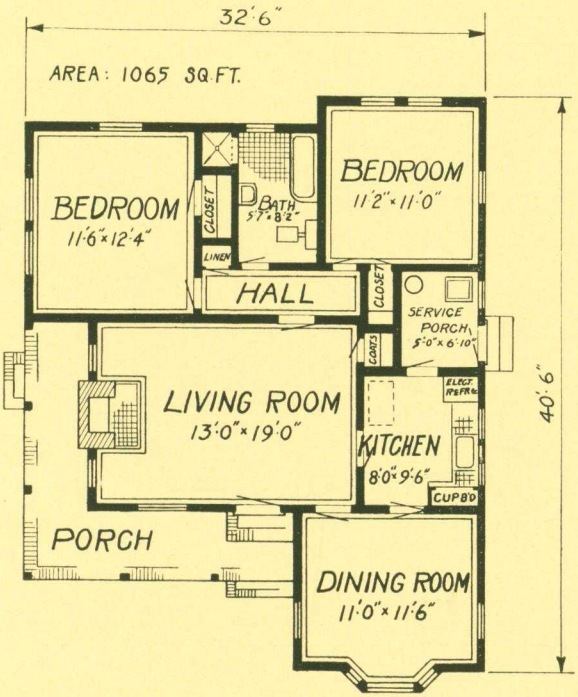




FLOOR PLAN NO. 1431

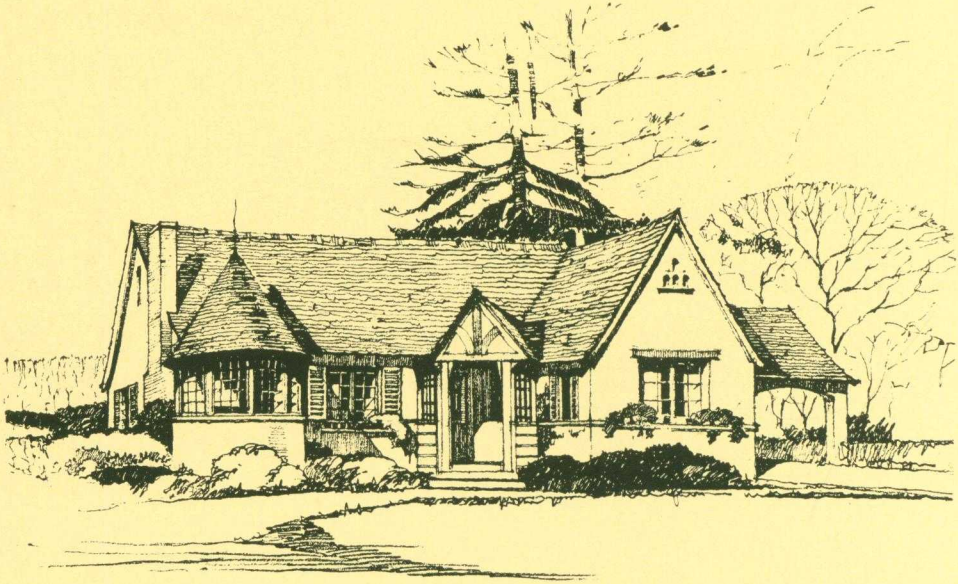
An attractive exterior with six conveniently arranged rooms. The living room, opening as it does onto the back terrace, is most inviting.

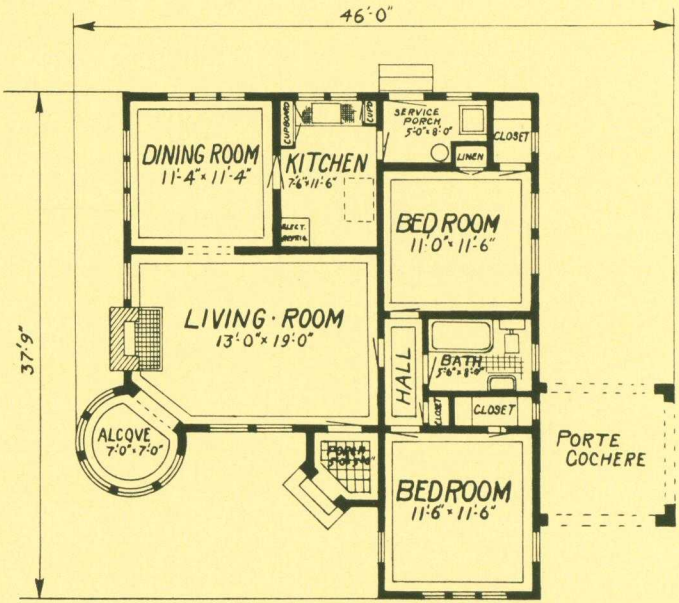




FLOOR · PLAN · NO. 1421

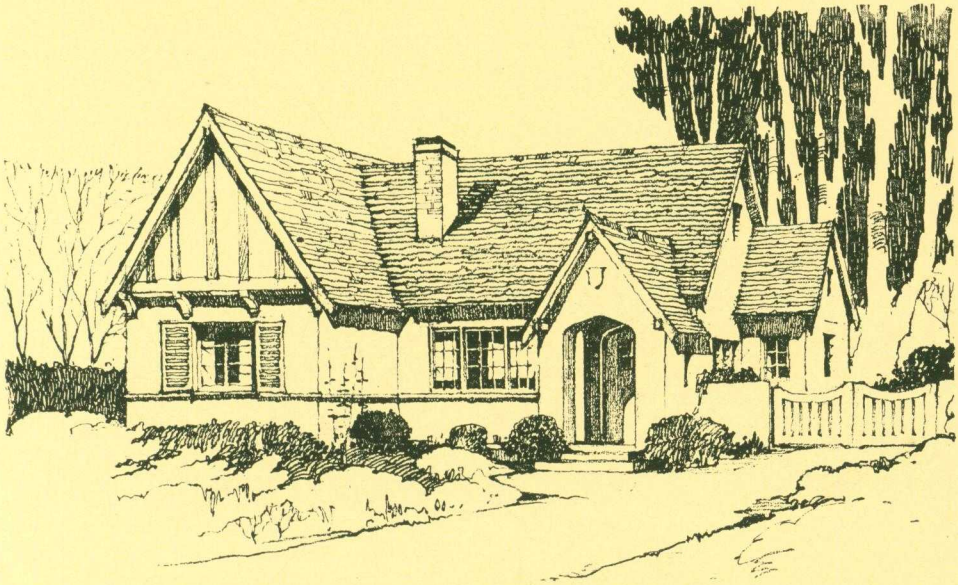
An unusually charming home of frame construction. The wide porch will be an attractive spot on warm summer days. This is an ideal home for the small family.

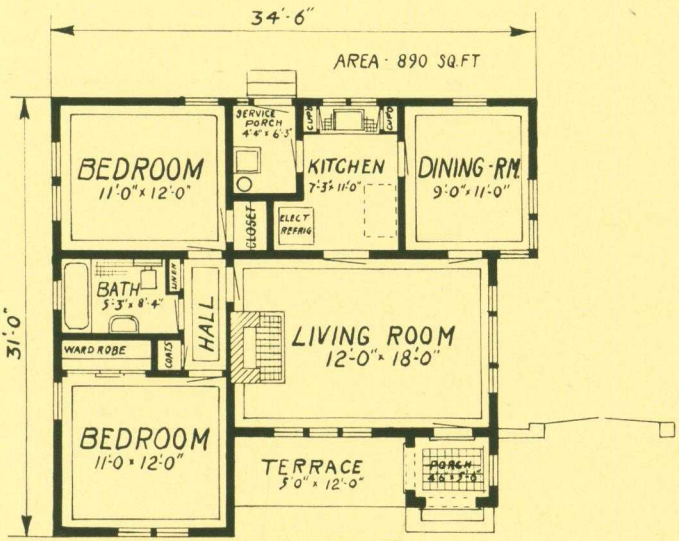




FLOOR · PLAN · NO · 1433

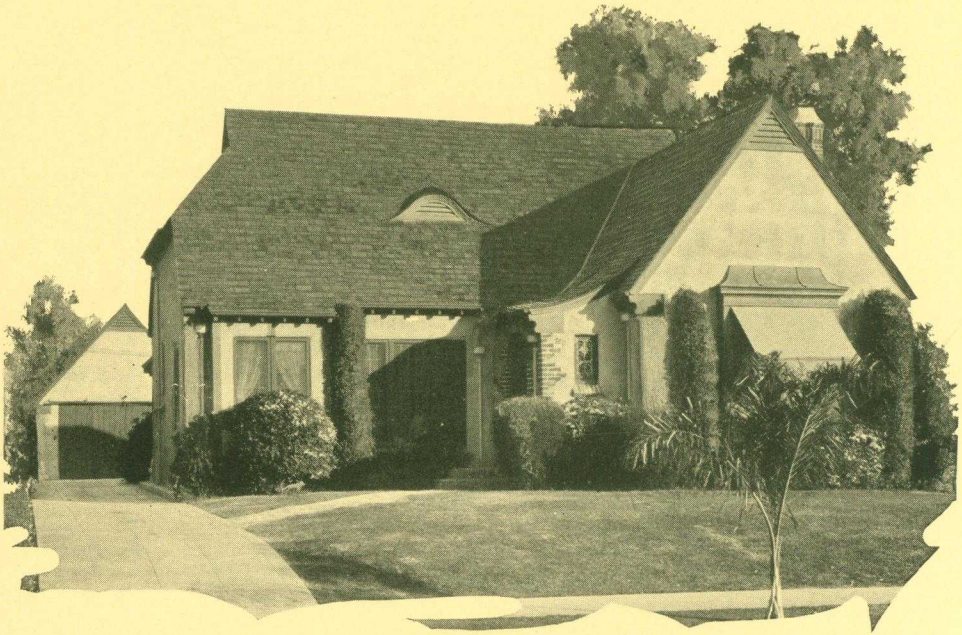
Different yet charming is this little home with its unusual entry and corner alcove or den, both of which make the living room more interesting.

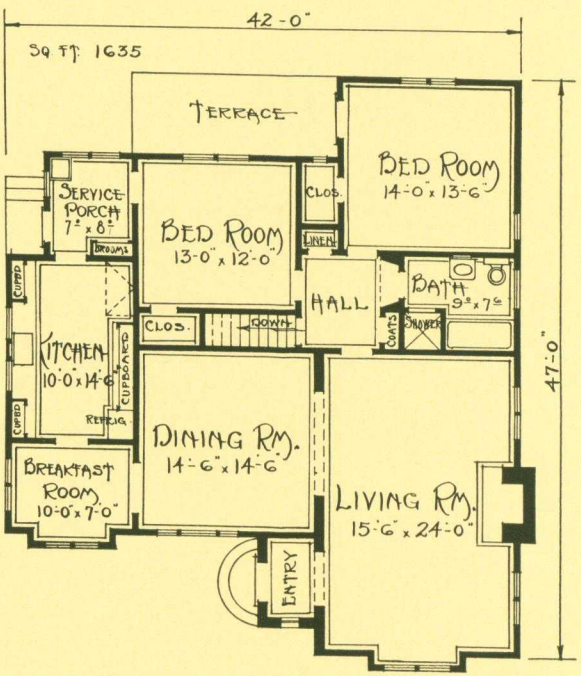




FLOOR · PLAN · NO · 1432

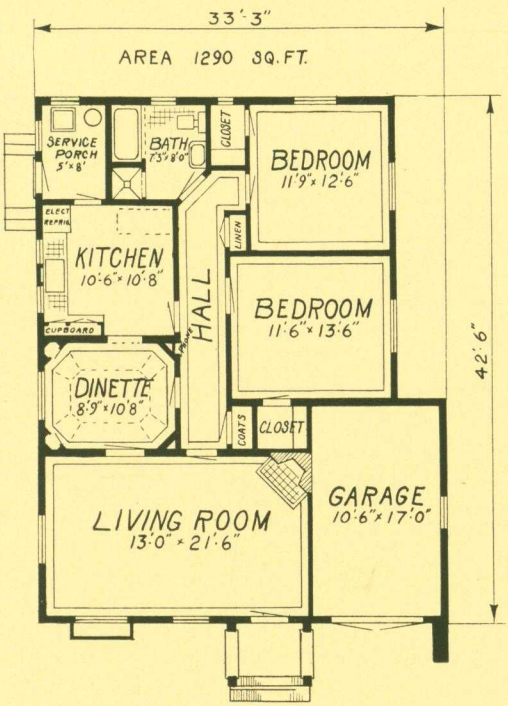
Money invested in a modern, well-built home like this one will repay its owner many times in comfort and satisfaction. Note the ideal room arrangement with all time saving conveniences incorporated.





FLOOR PLAN NO. 2684

There is an air of prosperity about a well-planned home that reflects independence and comfort within.



FLOOR · PLAN · NO. 1430

It is hard to realize that so much real home value, beauty and convenience can be incorporated into a home of this size, and the many special details make it worth your attention.

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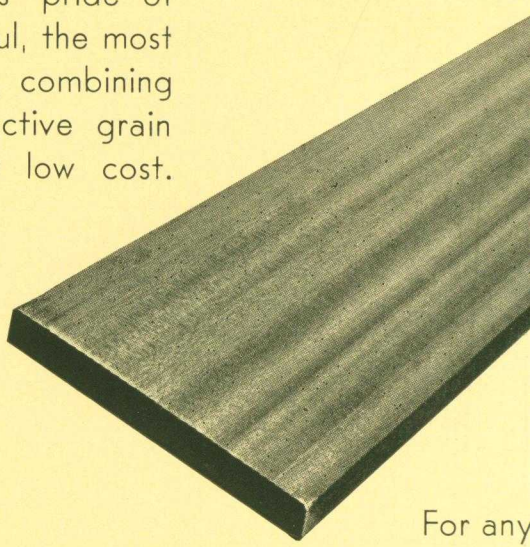
PRACTICAL • REASONABLE

Will appeal to Home Owners' pride of ownership—is the most beautiful, the most practical of all cabinet woods, combining rare attractiveness with distinctive grain and texture at comparatively low cost. It is without a peer for such important architectural and decorative purposes as interior trim, paneling, millwork, doors, fixtures, furnishings, etc.



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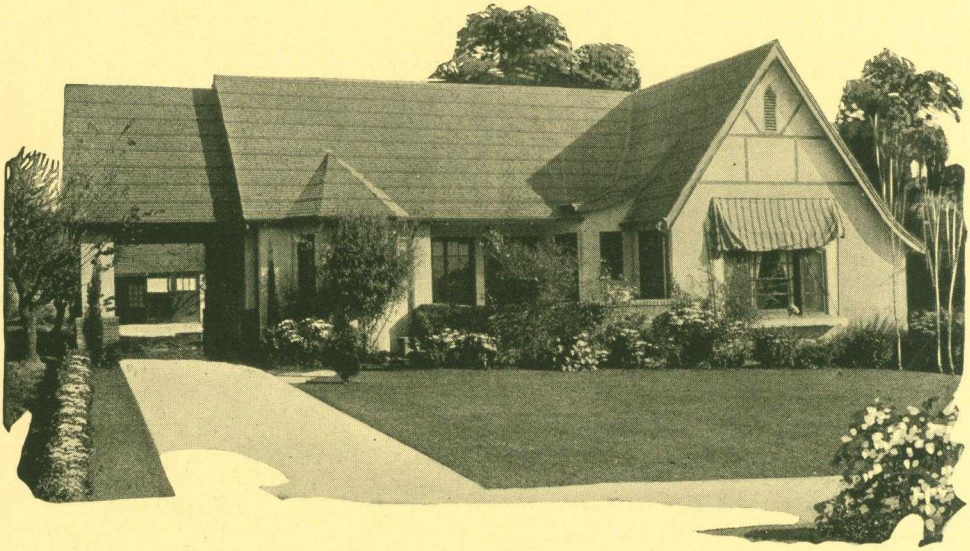
N DIVISION

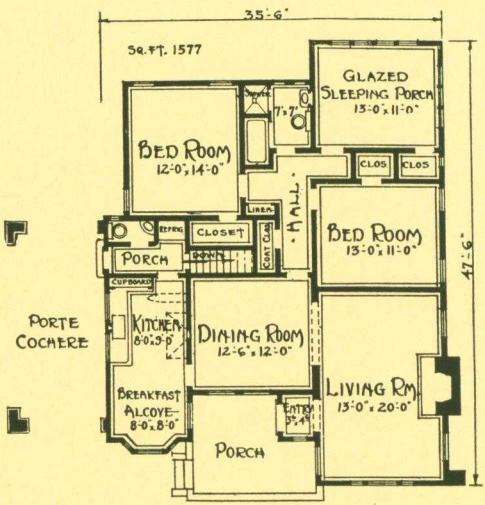
F. J. DUNBAR, Secretary and Treasurer

G. P. PURCHASE, Asst. Secretary-Treasurer

nth Street

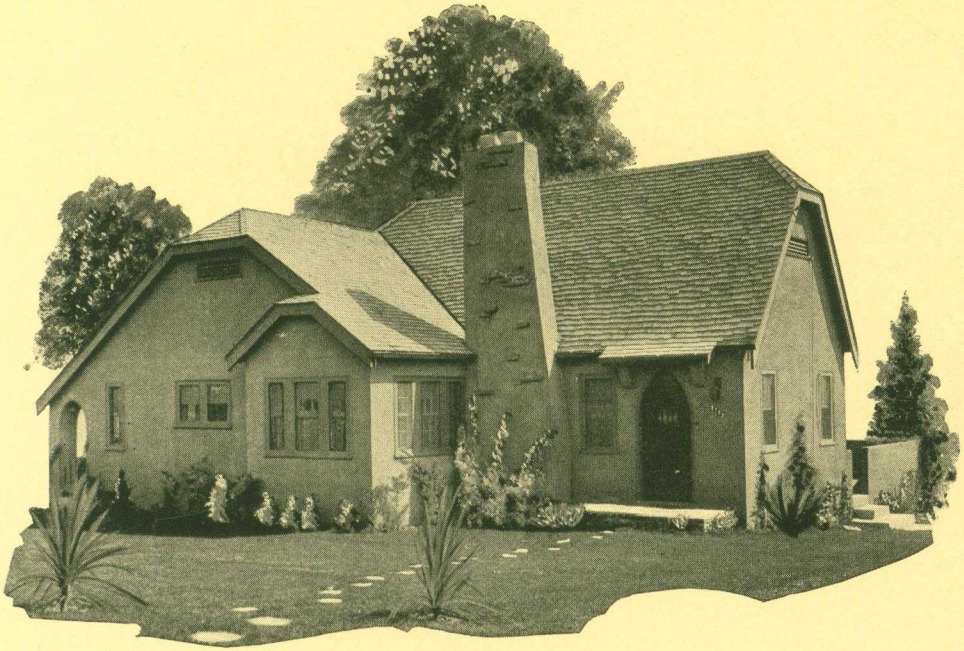
California

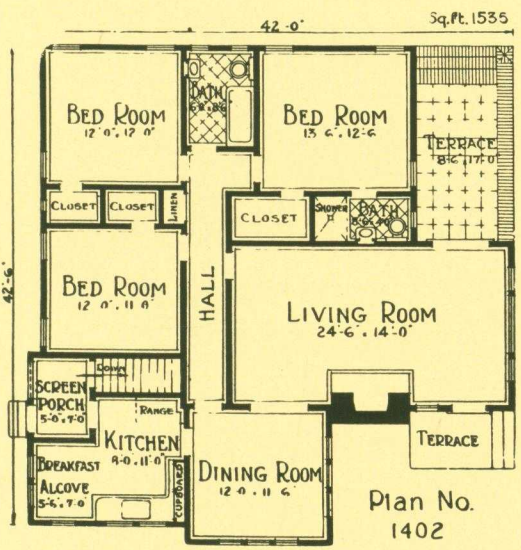




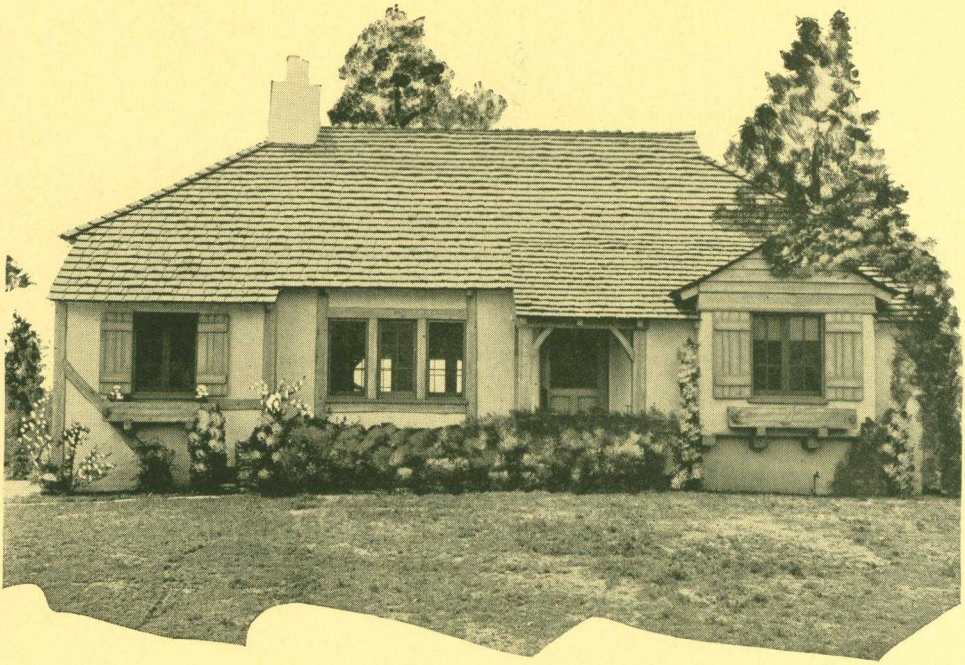
FLOOR PLAN NO. 2589

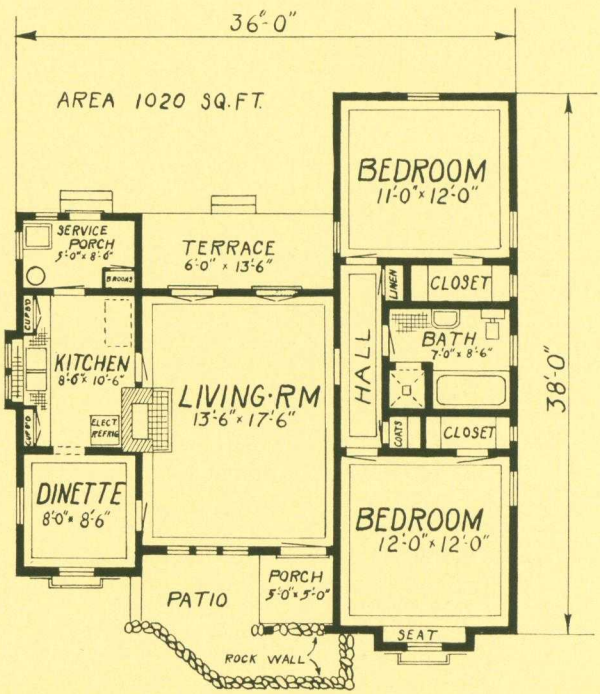
Thoughtful planning is expressed in both exterior and interior arrangement of this home. The wood finish in the living and dining rooms show the natural grain which is most attractive.





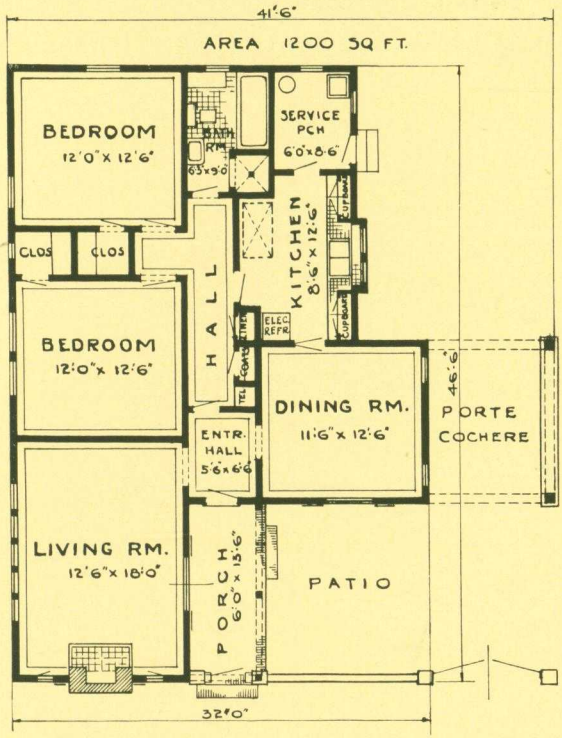
There is a difference between a house and a home as is revealed by a careful inspection of this one, which is most compact and convenient.





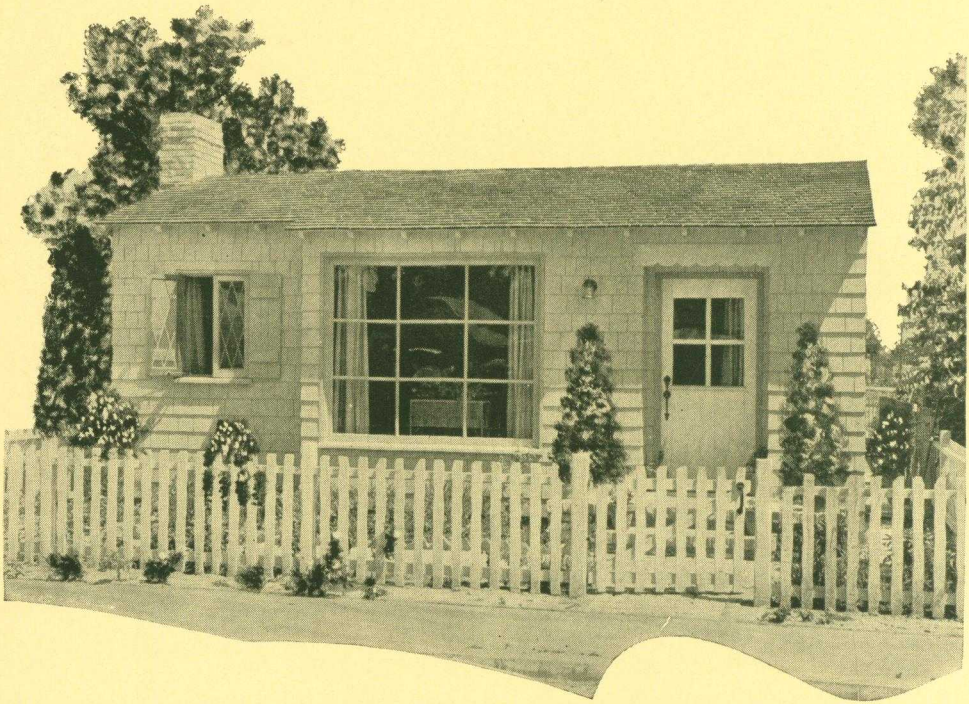
· FLOOR · PLAN · NO · 2854 ·

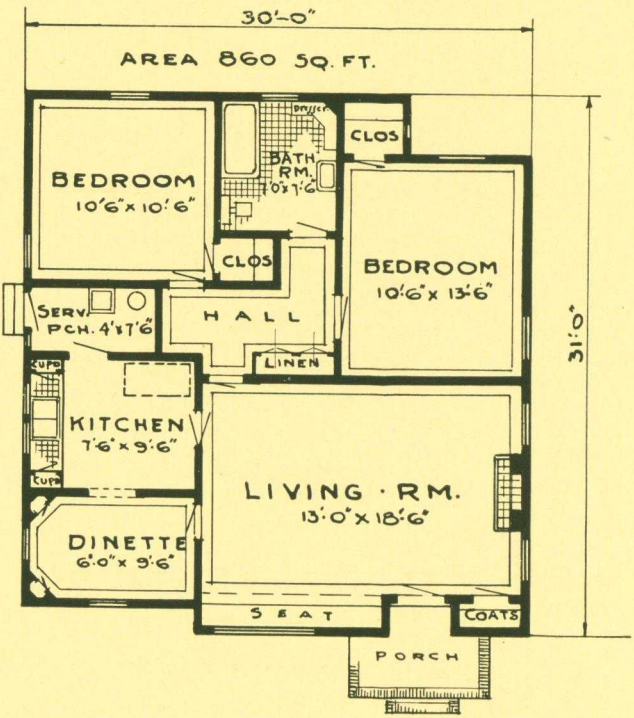
The ideal arrangement of both exterior and interior of this home proves that small homes can be made just as attractive as those much larger.



FLOOR · PLAN · NO. 2839

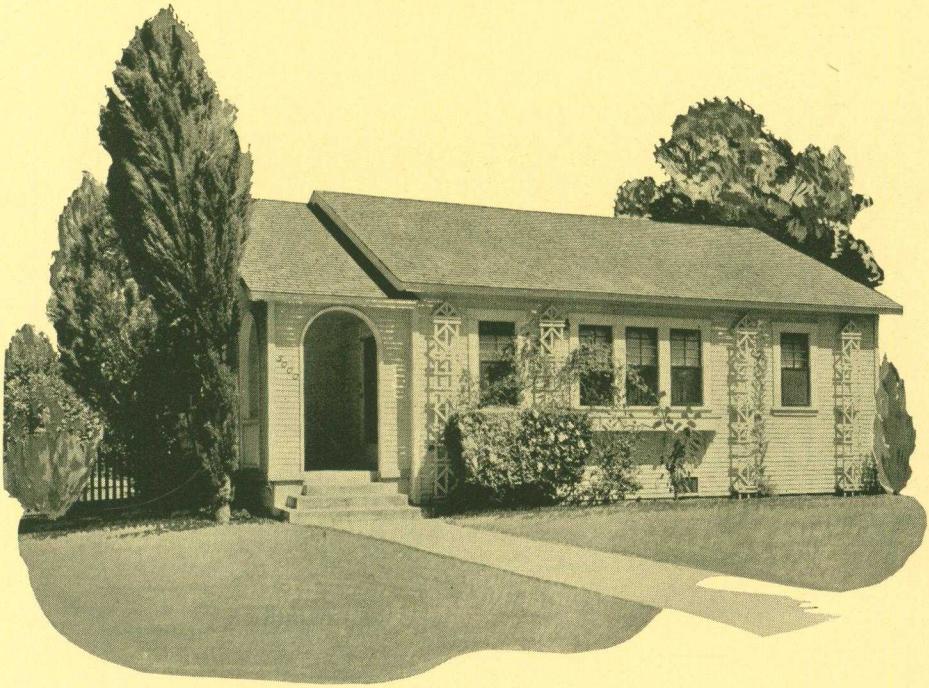
The pleasing entry porch opening onto the patio, gives an air of hospitality to this charming home of frame and the interior shows the latest ideas in modern home planning.

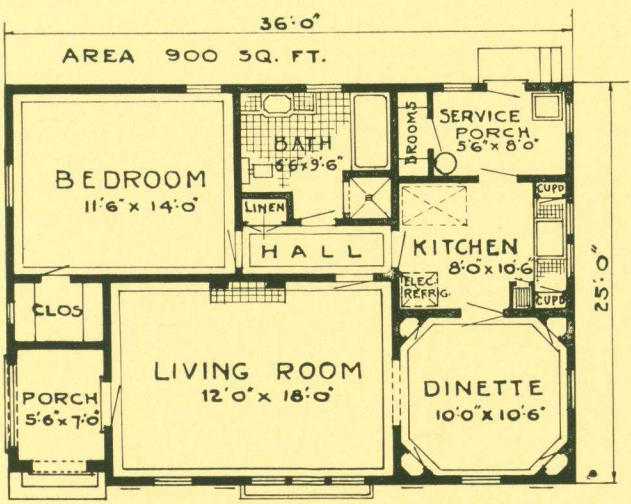




FLOOR · PLAN · NO · 2845

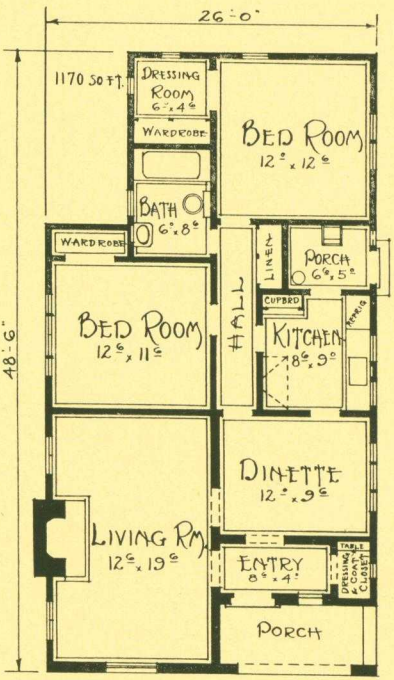
This little home of shingle exterior commands attention as does the convenient room arrangement. An ideal home for the modest budget.





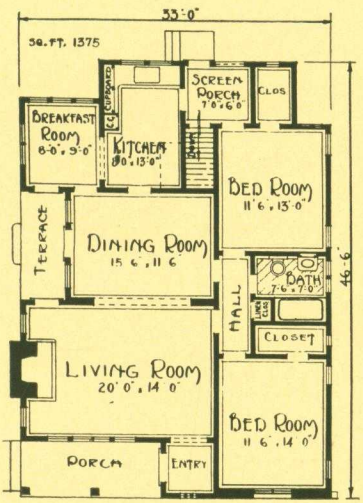
·FLOOR · PLAN · NO. 2840

A one-bedroom home incorporating conveniences usually found in homes much larger—Even though your home is small, build it well.



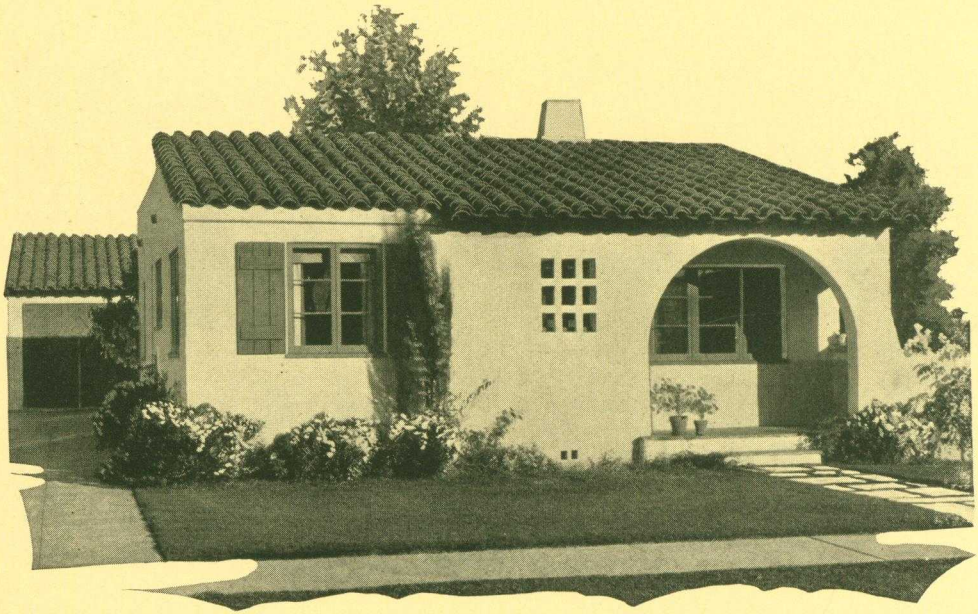
FLOOR PLAN No. 2653

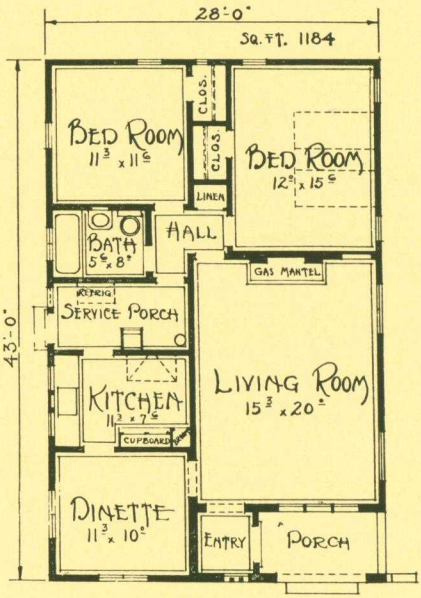
A most interesting arrangement for a small home to be built on a narrow lot. The arches over porch and driveway give it the appearance of a home much larger.



FLOOR · PLAN · NO. 2540

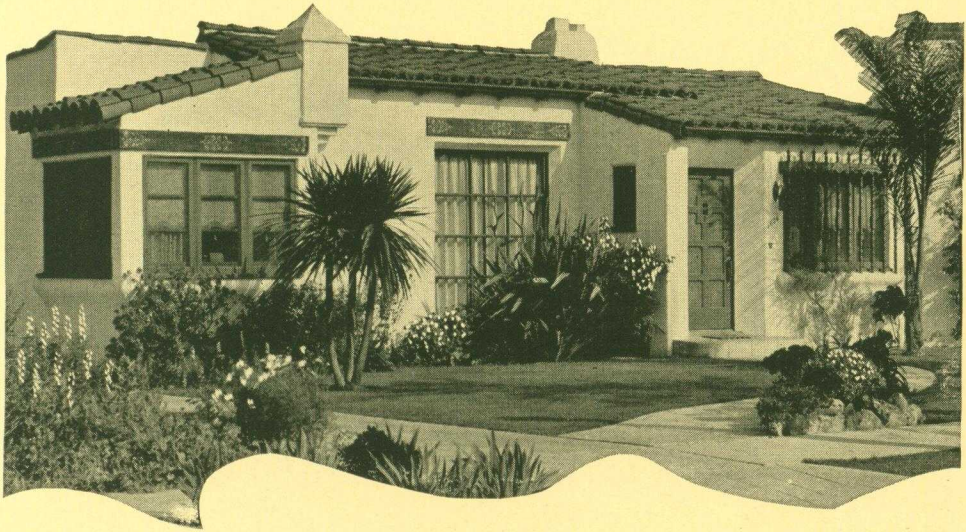
Fortunate indeed is the owner of a home containing the charm and conveniences incorporated into this one—it is attractive, livable and yet inexpensive to build.

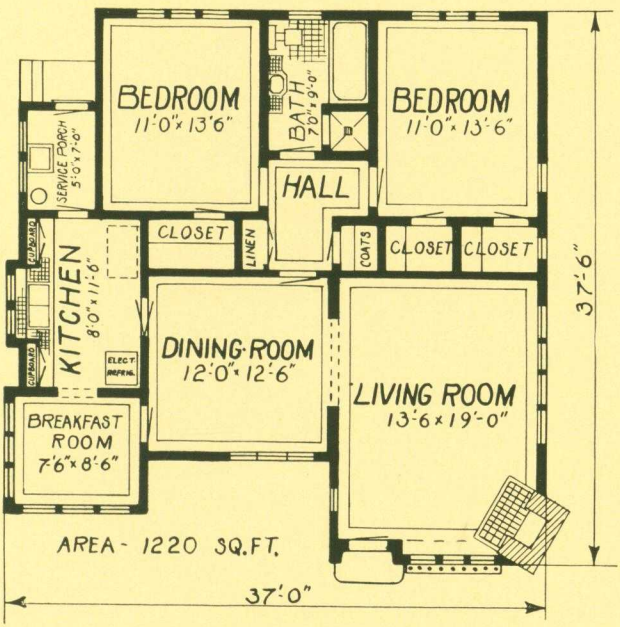




FLOOR · PLAN · NO. 2655

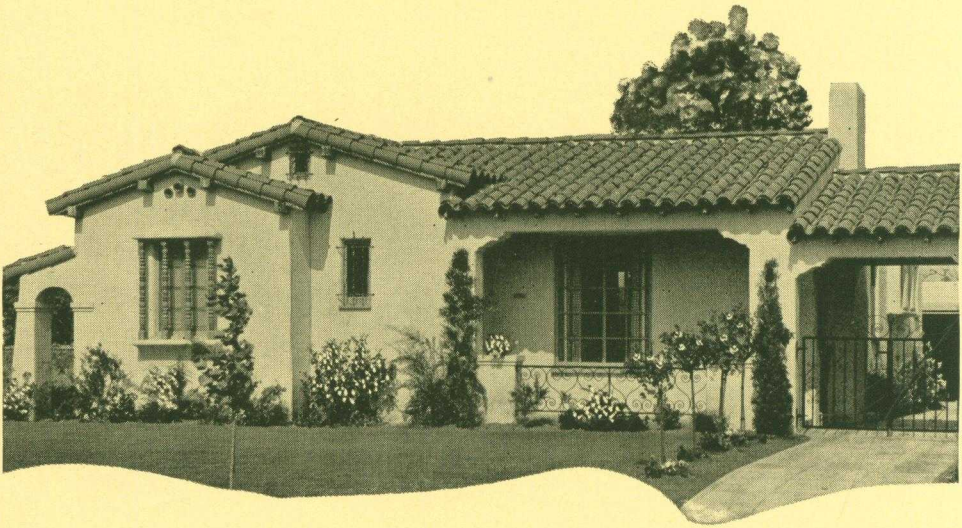
A nice little home for a narrow lot. Simplicity has been followed throughout yet the exterior is most pleasing and the room arrangement permits of maximum space and conveniences.

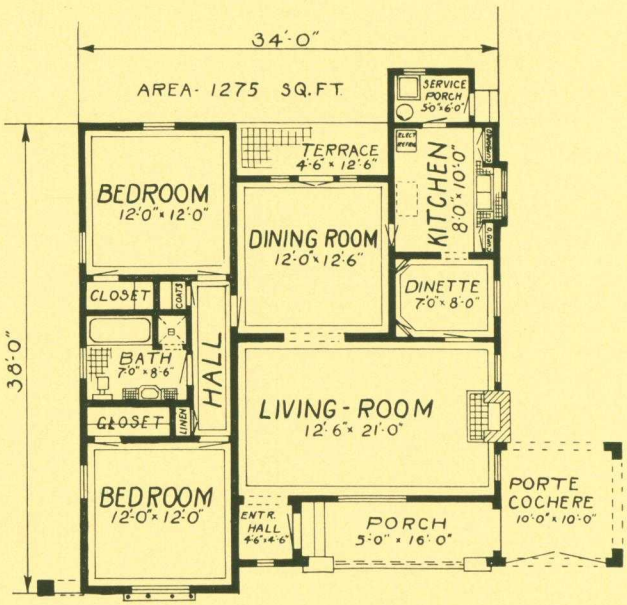




· FLOOR · PLAN · NO · 2857 ·

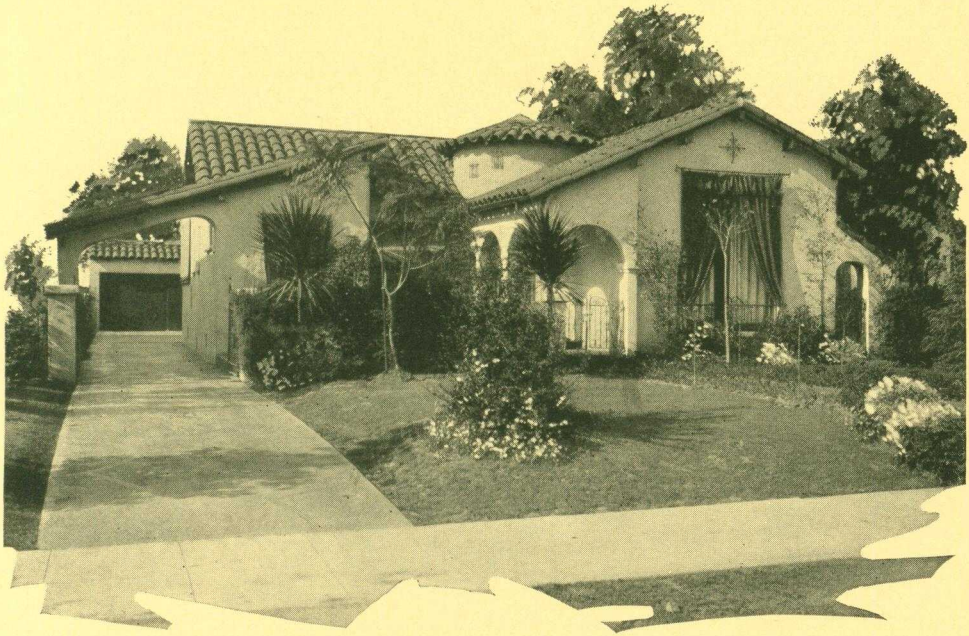
Up-to-date, better-built homes cost no more to build than ordinary houses, so in planning your new home build up to a standard, not down to a price.

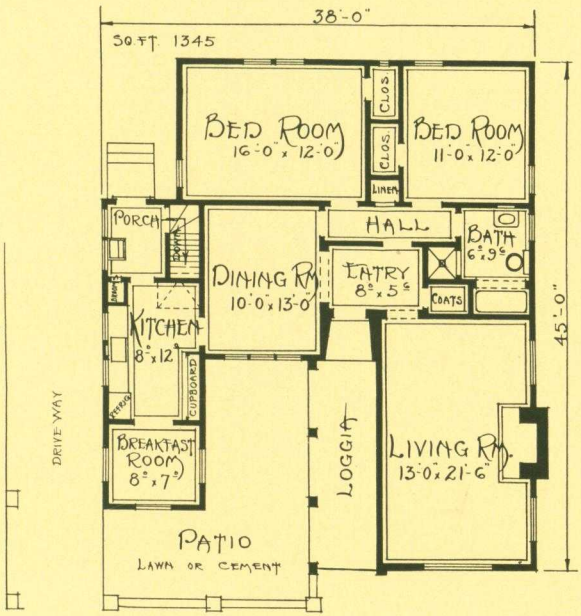




·FLOOR·PLAN·NO·2856·

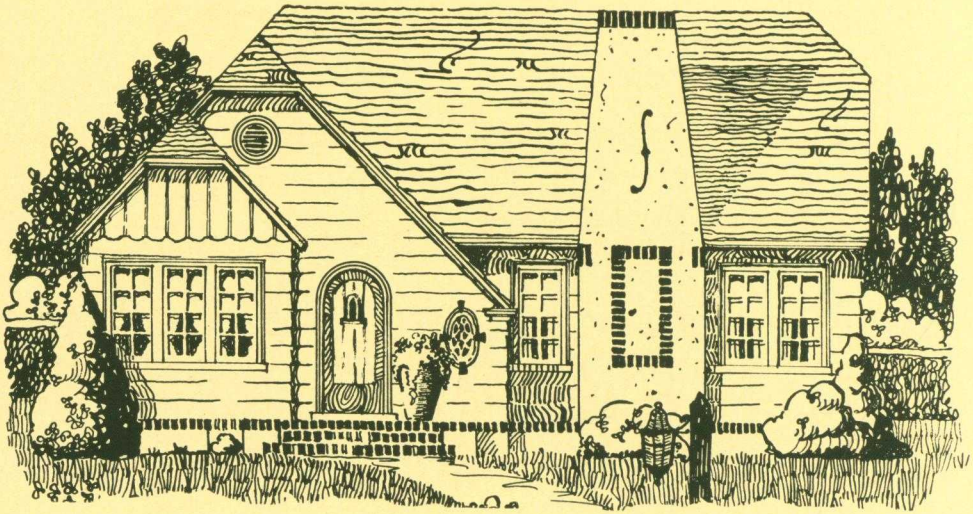
Graceful lines with a wide appearing front and carefully designed floor plan, make this home a reflection of beauty and convenience.

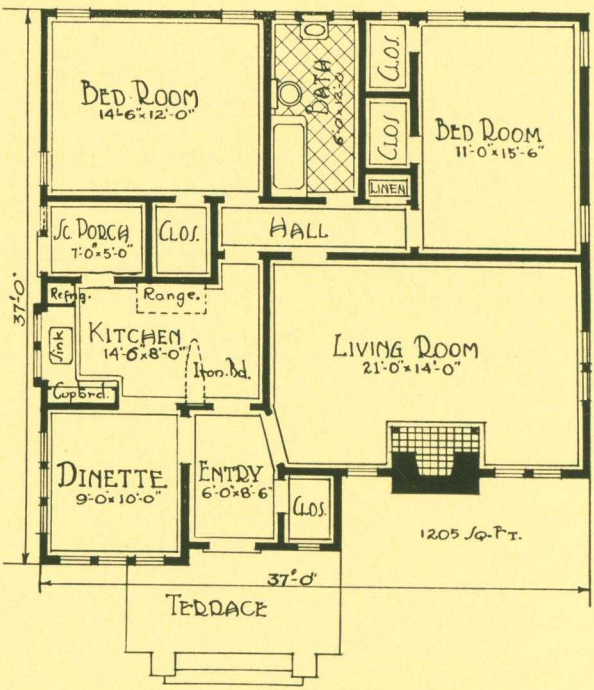




FLOOR · PLAN · NO. 2675

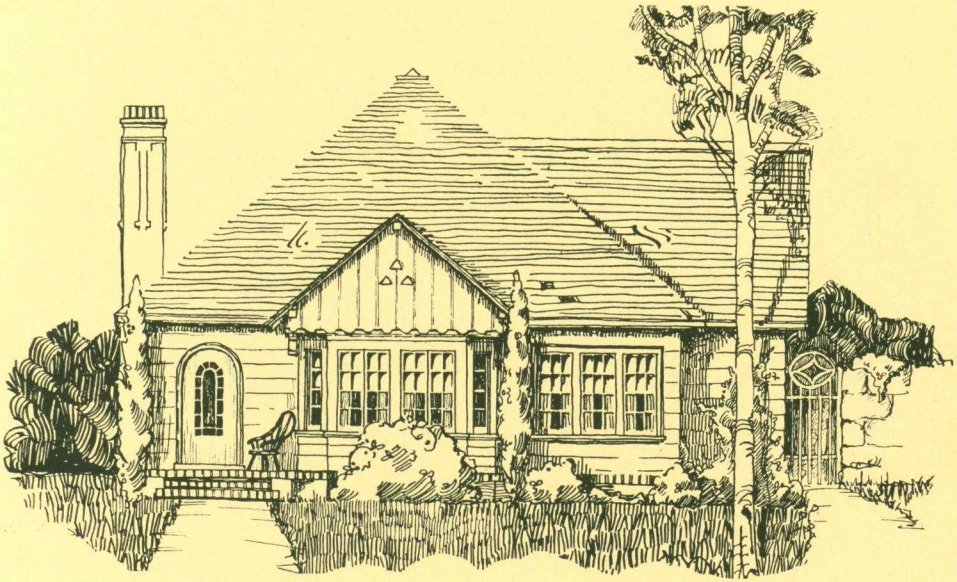
Dignity and charm are expressed in this home. The spacious living room opening onto loggia and enclosed patio, makes an ideal place for recreation.

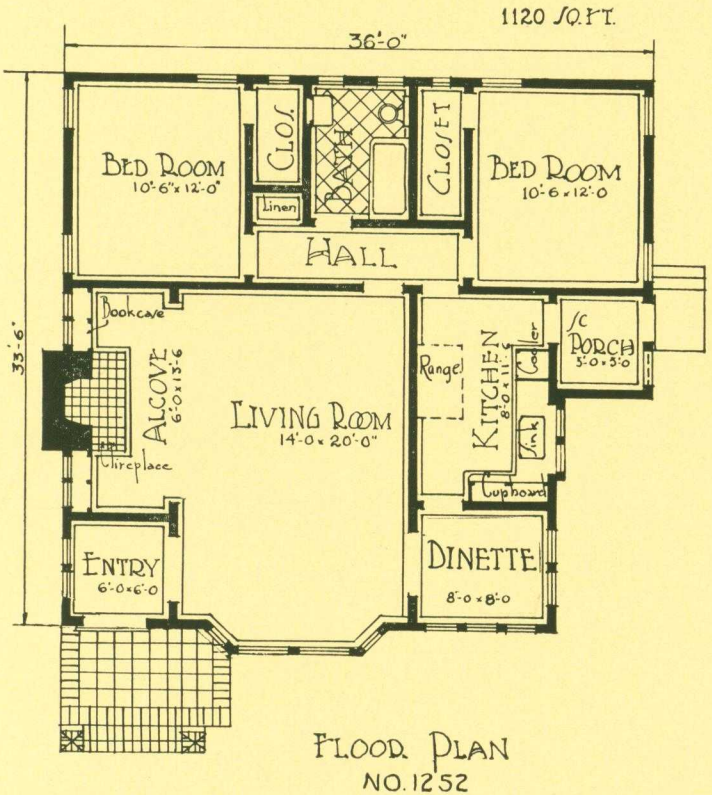




FLOOR PLAN NO. 1380

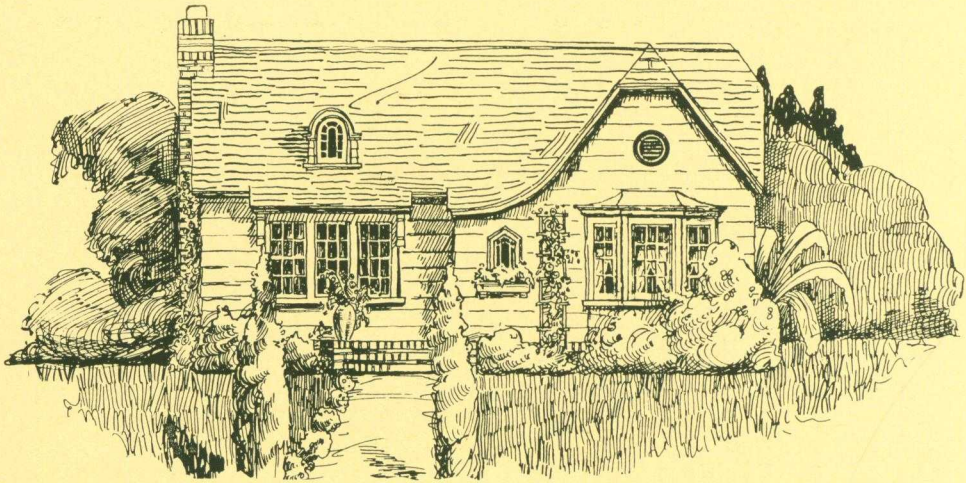
The broken lines of the front exterior of this little home give it distinction, and the compactly arranged interior makes it very inexpensive to build. Note the convenient entry, which provides a large closet for coats and opens directly into three large rooms.

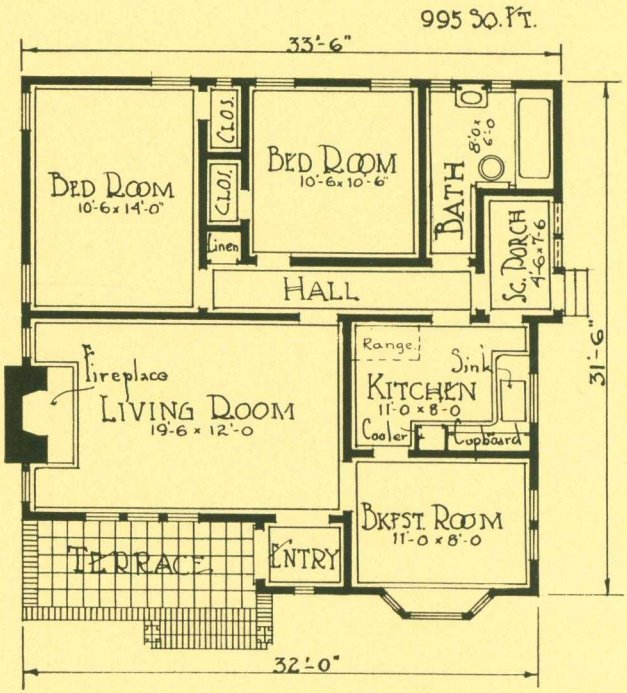




FLOOR PLAN
NO. 1252

The attractive living room with bay window, alcoved fire-place and built-in bookcases, also finished in natural grained wood, adds much to the charm of this little five room home.





FLOOR PLAN
No. 1251

A home of more than ordinary attractiveness, as it reveals an arrangement of unusual charm for a home so small.

Schumacher Grip Lath

New Sealed Edge GRIP LATH Is the Modern Plaster Lath ...

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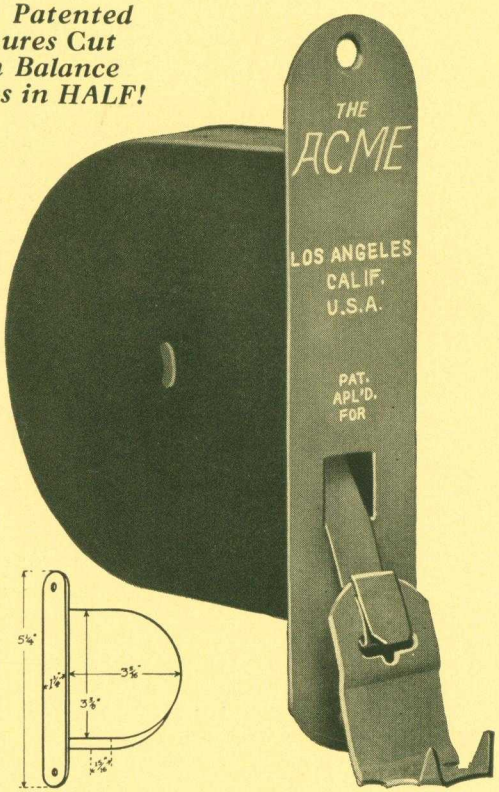
New Patented Features Cut Sash Balance Costs in HALF!



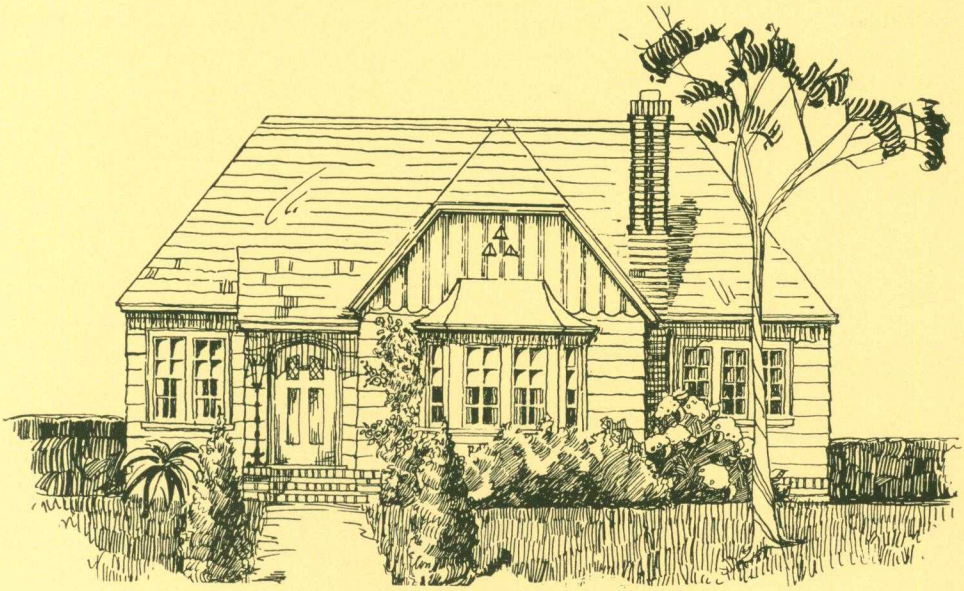
ACME SASH BALANCES are used in place of weights and cords for hanging double hung windows in modern building construction. They permit wider windows in the same wall space since weight pockets are unnecessary, eliminating expensive box frames. They make possible narrow mullions in double and triple windows, permitting greater glass area per opening. They permit the use of narrow trim around doors and windows, striking a new note in architectural design.

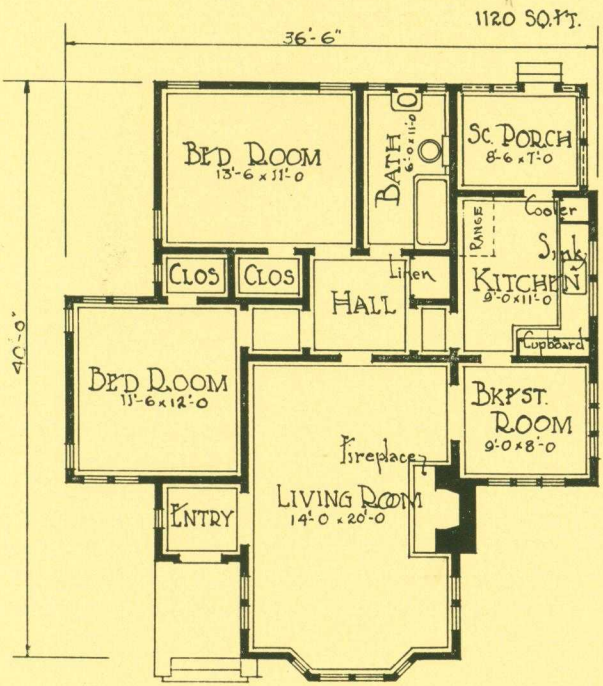
A Rust-Proof Steel Ribbon (which operates the patented Balance mechanism) is attached to the lower corner of the sash through a specially designed Slide Hook which eliminates the friction of wood-against-wood and insures smooth, easy window operation at all times.

SOLD BY ALL DEALERS

The Acme Spring Sash Balance Co.

Los Angeles, Calif.





FLOOR PLAN
NO. 1255

Substantial yet charming is this home with its five well arranged rooms. The ideal window arrangement and center hall are special features.

Your Water Heater . . . Like Your Home . . . Should Be Permanent

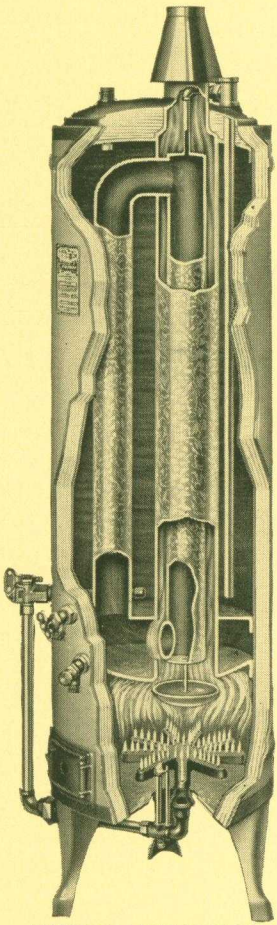
YOU'RE PLANNING to live a long time in that new home of yours . . . Naturally, you intend to get the most **durability** for your dollar in all its construction features.

So don't forget, when you select your water heater, that only **one type** of heater, so far, has been designed to fight off the lime-deposits of hard water for a long period of years. We refer to the "indirect type," such as our Mission Lime-Proof Water Heater. **(See cut.)**

In this heater, the flame **never touches** the large tank containing your domestic water supply. Instead, heat is applied to the smaller inner tank, in which is confined only 3 gallons of "element water," which transmits its heat to the domestic supply . . . The tiny bit of lime in this element water (which is heated over and over) can do no harm . . . And the main tank can't "lime up," either, because of its rapid circulation.

Mission Lime-Proof is guaranteed unconditionally for 5 years—**even against loss of efficiency**—and will actually perform 10 to 15 years, generally, without requiring service . . . Automatic thermostat and safety pilot control . . . Extra heavy galvanized tank . . . Attractive baked-enamel finish, cream and brown . . . A heater you can be proud of!

Literature on Lime-Proof and other types of Mission Water Heaters gladly sent on request.



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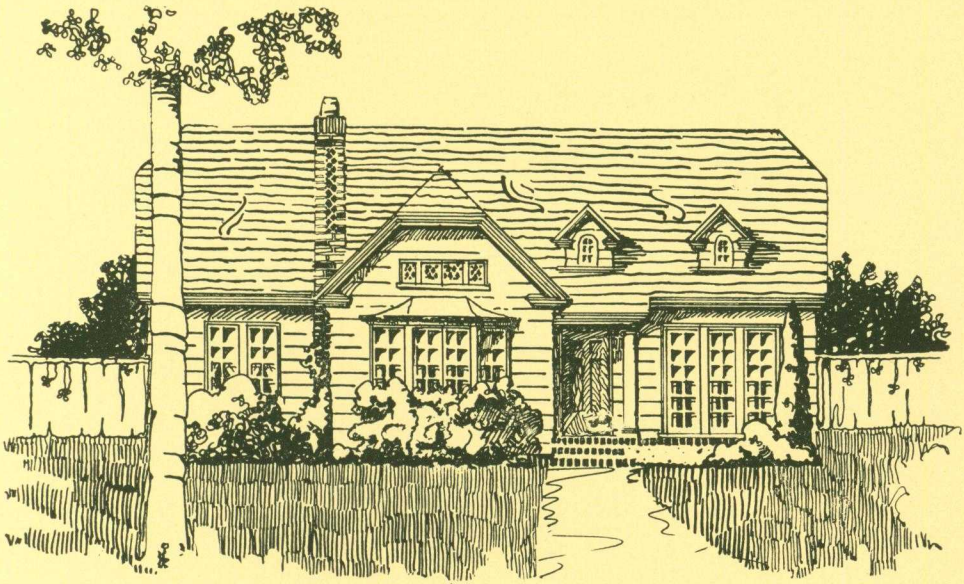
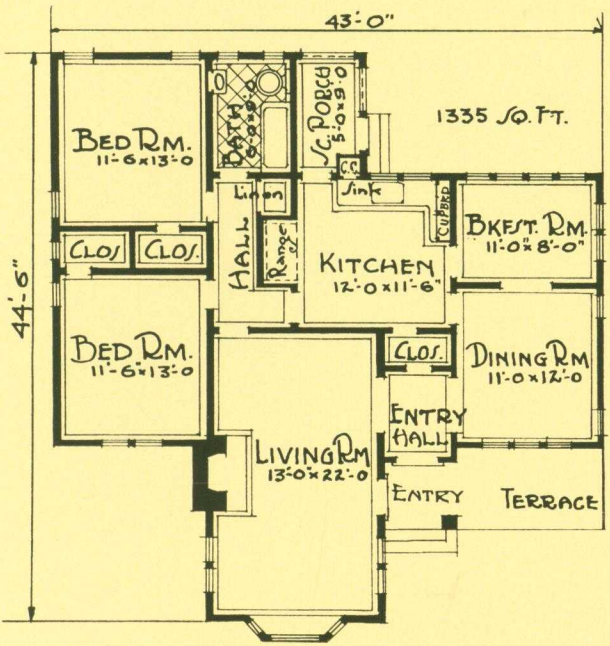
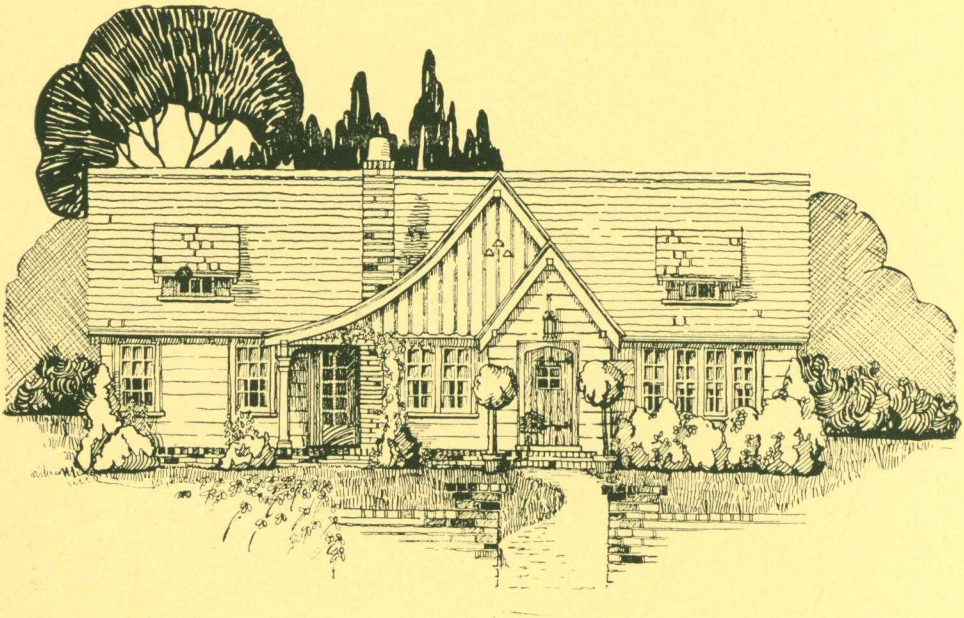
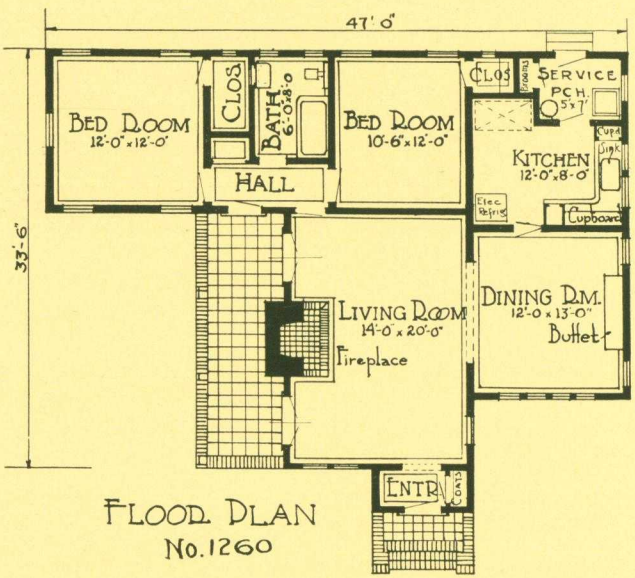




"FLOOR · PLAN"
"NO. 1385

This home offers many conveniences demanded in modern-day planning. Note the convenient entry and profusion of windows, all of which make for comfort within.

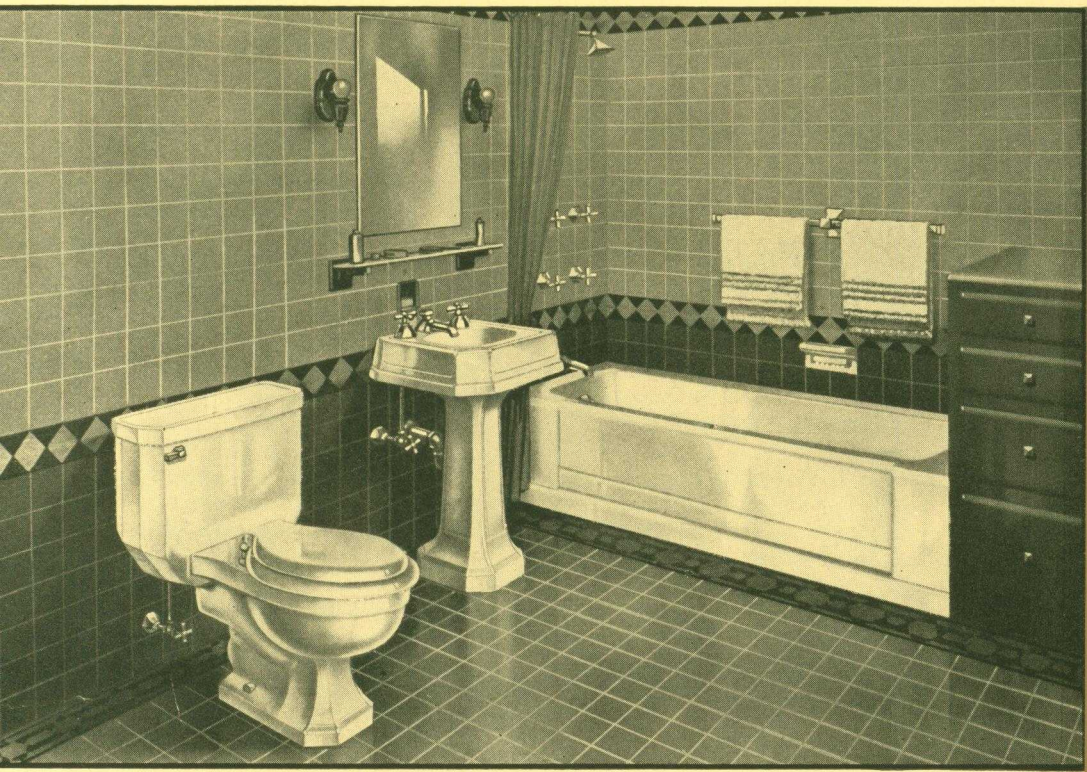




FLOOR PLAN
NO. 1260

The broad lines of this home make it appear much larger than it really is. The spacious living room and attractive side porch are outstanding features.

A Modern Bathroom Is a Requisite Today —



W-603—"Langdale" Closet. W-206—"Del Mar" Lavatory. W-94—"Miramar" Tub.

● ● ● The past decade has witnessed rapid changes in the style of interior decorating. In the bathroom especially, color is the keynote of the modern trend. We are no longer satisfied that they should be merely sanitary, they must also be colorful, artistic and distinctive.

Washington-Eljer Plumbing Fixtures offer the opportunity to bring this modern artistic note in the bathroom at a very moderate cost.

Washington-Eljer Plumbing Fixtures are durable and truly beautiful creations.

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INFORMATION TO HOME BUILDERS

BEFORE you make any arrangements to build you must first decide definitely the kind of home you want, the style of architecture, number and sizes of the various rooms and materials, fixtures, etc., that you will want included.

After you have made your selection from this book, secure complete blue print plans with details, together with specifications; these will be your instructions for mechanics to follow in assembling and completing all departments of the work to your entire satisfaction.

These instruments of service represent the best investment home builders can make, saving many times their cost in delays, misunderstandings and money.

Be sure that definite boundary lines have been established to insure your home being constructed on your own lot and located just where you want it.

If you are to secure a building loan, do not allow any work to be done or materials delivered to the property until all financial arrangements have been completed. You cannot get a building loan after work has been started.

Record both your loan papers and building contract and arrange for fire insurance to protect you fully during the construction work, also see that Contractor carries both public liability and workmen's compensation.

Whenever you pay out money insist upon receiving receipted bills from Material dealers and sub-contractors and from dealers supplying sub-contractors, and it is a good idea to have these bills show the particular job materials were for, that you will know you are paying your own bills and not bills for some other job.

Payments are made to the contractor as the work progresses, usually about as follows:

The first 20% when the first floor joists are in place and rough lumber is on the job.

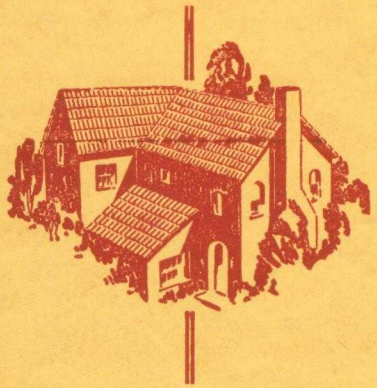
The second 20% when the roof is on.

The third 20% when the building is plastered.

The fourth 20% when the building is completed.

The fifth 20% after time has elapsed for filing mechanics' liens.

Modern Home Building



. . . demands utmost attention to planning details — the little things that distinguish a home from just a house. Diamond Plan Service assures you of this careful consideration to achieve for you a distinctive, personal home . . . yet it costs you nothing extra!

The use of DIAMOND lumber and building materials is your assurance of lasting beauty, durability, comfort and individuality.

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